

3577/24

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 269208

It is certified that the document is admissible to registration. The signature sheet / sheet's and the attestation sheet/sheet's attached with the document/s are the part of this document.

15/05/24
02:00 P.M.
9-8-12638/24
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas
15 MAY 2024

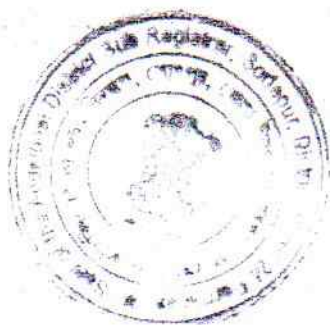

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas
15 MAY 2024

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON
THIS 15th Day of May 2024 in the Christian Era

No. 1234, Value 1000, 06 MAY 2024
Rate 06.05.2024
Sold to Talar Chandra, Adv.
Address Sealdah Civil Court, Kolt-14
Vendor Sign. (Signature) me 14.

Marmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kolt-14



Bishu Day
Sloft-Mukherjee
BKP. Sewi

Asst. Dist. Sub-Registrar
Sealdah, North 24 Parganas

11 5 MAY 2024

No. 1234. Value 1000.
Rate 06.05.2024.
Sold to Talar Chandra, Ach.
Address Sankar Kumar Sengupta
me 14.
Vendor Sign. [Signature]

Urmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sankar Civil Court, Kol-14



Bishu Day
Sankar Mukherjee
BKP. Sewi

Asst. Dist. Sub-Registrar
Sadar, North 24 Parganas

11 5 MAY 2024

1.1 Sri Subir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at "Trihuban Apartment", 11/9, A. Road, 1st Lane, Flat No.- 3/C,
Anandapuri, Barrackpore, P.O.- Nonachandanpukur, District - North 24 Parganas,
Pin - 700122,

Pan AJBPG2158D
Aadhaar no. 5573 7550 6129 ,
Nationality Indian,
Religion Hindu,
Occupation - Service
D.O.B. 01/12/1963.

1.2 Sri Prabir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at Santra Para East, P.O.- Rahara, Police Station - Rahara, District -
North 24 Parganas, Kolkata- 700118,

Pan - BFSPG5091K
Aadhaar no- 7214 7643 8719 ,
Nationality - Indian,
Religion - Hindu,
Occupation - Business
D.O.B. 01/06/1966

1.3 Sri Samir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at Santra Para East, P.O.- Rahara, Police Station - Rahara, District -
North 24 Parganas, Kolkata- 700118,

Pan BVQPG0241M
Aadhaar no. 6988 6248 5284 ,
Nationality Indian,
Religion Hindu,
Occupation Service
D.O.B. 20/07/1972

OWNERS / EXECUTANTS SEND GREETINGS:
TO ALL WHOM THESE PRESENTS SHALL COME

We, Sri Subir Ranjan Ghosh , Sri Prabir Ranjan Ghosh , AND Sri Samir Ranjan Ghosh jointly Owners/Executants herein, are the sole and Lawful joint Owners in respect of ALL THAT piece and parcel of measuring more or less 05 Katahs 03 Chitaks 33 Square feet, along with residential Building ,lying and situates within the

jurisdiction of Khardah Municipality, Municipal Holding No. - 60/27, Santra Para, P.O. - Rahara, appertaining to Mouza- Kerulia, J.L. No.- 05, Re. Su No.- 11, Touzi No.- 172 comprised and contained in R.S. Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, corresponding L.R. Dag No. - 53, under L.R. Khatian No. - 191, Police Station - Rahara, District - North 24 Parganas, Kolkata - 700118, within the A.D.S.R. Office at Sodepur, fully and particularly mentioned in the schedule of this Deed described herein below and we have been well seized and possessed of the same as absolute owner without any interruption from any corner whatsoever is free from all encumbrances decided to develop the aforesaid and below mentioned schedule property (**Said Premises**) but due to insufficient fund and other sufficient reasons and lack of technical expertise we could not construct the building on the said Plot.

B. We have entered into one Development Agreement on _____ with "Pioneer Associates" a partnership Firm having its office at", Pan - AAMFP7725R, a Partnership Firm having its Office on Building "SHREYASI APARTMENT" 1st Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, Represented by its partners namely 1) Sri Kanti Ranjan Das, Son of Late Nalini Kanta Das, Pan - ADSPD7299P, Aadhaar no.- 8139 1092 0674, Religion - Hindu, Occupation - Business, Nationality- Indian, Residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District. - North 24 Parganas Kolkata - 700 117, and 2) Sri Gopal Das, Son of Late Narayan Chandra Das, Pan - AGAPD0725H, Aadhaar no.- 8646 2862 3840, Religion -Hindu, Occupation- Business, Nationality- Indian, Residing at "Kironalay", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115). herein after called and referred to as the DEVELOPER, which was duly registered in the Office of A.D.S.R. at Sodepur, District North 24 Parganas, and recorded as Deed No. T.15240 3468 for the year 2024 for development of the said land by constructing multi storied Building thereon on the terms and conditions and stipulation contained in the said Registered Development Agreement.

C. One of the conditions contained in the above Development Agreement is that We shall grant Development Power Attorney in favour of "Pioneer Associates", Pan - AAMFP7725R, a partnership Firm having its Office on Building "SHREYASI

APARTMENT" 1st Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, Represented by its partners namely 1) Sri Kanti Ranjan Das, Son of Late Nalini Kanta Das, Pan - ADSPD7299P, Aadhaar no.- 8139 1092 0674, Religion - Hindu, Occupation - Business, Nationality- Indian, D.O.B. -12/02/1954, Residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District. - North 24 Parganas Kolkata - 700 117, and 2) Sri Gopal Das, Son of Late Narayan Chandra Das, Pan -AGAPD0725H, Aadhaar no.- 8646 2862 3840, Religion -Hindu, Occupation- Business, Nationality- Indian, D.O.B. - 24/03/1971, Residing at "Kironalay", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115) as our true and lawful Attorney to carry out the Development work and also for transfer of Flats/Garages/Units to the intending Buyers from the Developer's Allocation on mentioned in the said Development Agreement and also for execution and registration of the other registered Deeds, Documents for completion of the development work, We therefore appoint the said Developer described the said Deed above as our true and lawful Attorney for the purpose hereinafter mentioned and vesting with the Power and authorities to act and to perform as herein contained

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

1. To look after, maintain, manage, and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written by the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises and every part thereof.
3. To sign and submit all papers, applications, and documents for having the separation, the amalgamation of the Said Premises along with other Premises and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation, and conversion effected.
4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plans or plans, and appear before the Municipality and

other authorities and Government departments and/or Officers for sanction of the said plan and all amendments thereof.

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities, Fire Brigade, and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.
6. To borrow money to create charge, mortgage, mortgage of the individual Flat of the intending Buyers on the new proposed Building on the Said Premises to secure the loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as my Attorney shall think fit and proper save & except the mortgaging the allocation of the Owner's Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering my interest, title whatsoever in the said project. In case of any default on the part of the Developer, the Landlords should not be liable for the same.
7. To apply for and obtain electricity, water, gas, sewerage, and/or connections of any other utilities, permits for lifts, and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
9. To execute the Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance, or other necessary papers/documents relating to the transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same for the exclusively the Developer's Allocation.
10. To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for

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other authorities and Government departments and/or Officers for sanction of the said plan and all amendments thereof.

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities, Fire Brigade, and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.
6. To borrow money to create charge, mortgage, mortgage of the individual Flat of the intending Buyers on the new proposed Building on the Said Premises to secure the loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as my Attorney shall think fit and proper save & except the mortgaging the allocation of the Owner's Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering my interest, title whatsoever in the said project. In case of any default on the part of the Developer, the Landlords should not be liable for the same.
7. To apply for and obtain electricity, water, gas, sewerage, and/or connections of any other utilities, permits for lifts, and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
9. To execute the Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance, or other necessary papers/documents relating to the transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same for the exclusively the Developer's Allocation.
10. To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for

the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Land with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

11. To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts, and all other officer or officers and authority or authorities in connection with the enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.
12. To appoint any solicitor, advocate, pleader, or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.
13. To commence, prosecute, enforce, defend, or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters afore said and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.
14. To accept notice and service of papers from any Court, Tribunal, Postal, and/or other authorities and/or persons on our behalf.
15. To receive and pay and/or deposit all money, including Court fees and receive, refunds, and to receive and grant valid receipts and discharges in respect thereof.
16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue, and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other money, including compensation of any nature and to grant valid receipt and/or discharge therefore.
17. To give undertakings, assurance, and indemnities, as be required for the purposes aforesaid.

18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavits, declarations, and other necessary papers, and register the same according to the law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the Said Premises as mentioned in the schedule.
19. To negotiate with the adjacent Plot/s holder/s for necessary amalgamation with my scheduled land and to sign and execute necessary papers towards such amalgamation.
20. To advertise in different newspapers and display hoarding in different places, engage an agency for selling the Developer's Allocation on the Said Premises and whatever structures facilities as my said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

Schedule referred to as Said Premises

ALL THAT piece and parcel of measuring more or less 05 Katahs 03 Chitaks 33 Square feet, along with residential Building, lying and situates within the jurisdiction of Khardah Municipality, Municipal Holding No. - 60/27, Santra Para, Ward No.- 04, P.O.- Rahara, appertaining to Mouza- Kerulia, J.L. No.- 05, Re. Su No.- 11, Touzi No.- 172 comprised and contained in R.S. Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, corresponding L.R. Dag No. - 53, under L.R. Khatian No. - 191, Police Station - Rahara, District - North 24 Parganas, Kolkata - 700118, within the A.D.S.R. Office at Sodepur. the entire land will lie within the following Boundaries:-

On the North :	Common Drain & Property of Santi Ranjan Basu
On the South :	Property of Monoranjan Mukherjee
On the East :	Municipal Road (Santra Para)
On the West :	Property of Late Panchanan Bhadra

In witness whereof the Parties hereto have hereunto set and subscribed their hands and seal and executed this Power of Attorney on this day of May 2024

Signed and delivered
by the Owners

In the presence of:

Prashikha Ghosh
385, Santra Para Rahara.
Khardah Kol- 118

1. Subir Ranjan Ghosh

2. Prashir Ranjan Ghosh

3. Samir Ranjan Ghosh

Signature of the Owners

PIONEER ASSOCIATES

1. Kanchi Ranjan Das
Partner

2. [Signature] An.

Signature of the Developer
"Pioneer Associates" by its Partners

Signed and delivered by the
Developer Pioneer Associate

In the presence of

[Signature]
877 Kanchi Das Chandra
Bosepara, Khardah
16-117

Drafted and Prepared by

[Signature]

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrolment No.-WB/731/1992

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS

 Subir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE Subir Ranjan Ghosh

 Prabir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE Prabir Ranjan Ghosh

 Samir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE Samir Ranjan Ghosh

	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS



Karoli Ranjan Das

SIGNATURE

Karoli Ranjan Das

Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little



Jyoti An.

SIGNATURE

Jyoti An.

Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE

Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE

Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little

Major Information of the Deed

Deed No :	I-1524-03505/2024	Date of Registration	15/05/2024
Query No / Year	1524-8001216381/2024	Office where deed is registered	
Query Date	15/05/2024 1:40:38 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	T Chanda Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 58,00,000/-	Rs. 64,29,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 152403468/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, , Ward No: 4, Holding No:60/27 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11	RS-127	Bastu	Bastu	2 Katha 3 Chatak 33 Sq Ft	20,00,000/-	23,11,502/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-11/290	RS-127	Bastu	Bastu	3 Katha	30,00,000/-	31,05,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.635Dec	50,00,000 /-	54,16,504 /-	
		Grand Total :			8.635Dec	50,00,000 /-	54,16,504 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	8,00,000/-	10,12,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1500 sq ft	8,00,000 /-	10,12,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subir Ranjan Ghosh Son of Late Sudhir Ranjan Ghosh Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
Trihuban Appt 11/9 A Road 1st Lane Flat No 3/c Anandapuri Barrackpore, City:- , P.O:- Nonachandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ajxxxxxx8d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
2	Name Mr Prabir Ranjan Ghosh Son of Late Sudhir Ranjan Ghosh Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
Santra Para East, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: bfxxxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
3	Name Mr Samir Ranjan Ghosh Son of Late Sudhir Ranjan Ghosh Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	Photo  15/05/2024	Finger Print  Captured LTI 15/05/2024	Signature  15/05/2024
Santra Para East, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: bvxxxxxx1m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	May 15 2024 4:30PM	LTI 15/05/2024	15/05/2024	
1 No Surya Sen Nagar, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx9p,Aadhaar No Not Provided Status : Representative, Representative of : Pioneer Associates (as Partners)				
2	Name Mr Gopal Das (Presentant) Son of Late Narayan Chandra Das Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	May 15 2024 4:31PM	LTI 15/05/2024	15/05/2024	
23 Dr Gopal Chatterjee Road, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx5h,Aadhaar No Not Provided Status : Representative, Representative of : Pioneer Associates (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bishu Dey Son of Late M Dey Sewli, City:- , P.O:- Sewlitolinipara, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121		 Captured	
15/05/2024	15/05/2024	15/05/2024	
Identifier Of Mr Subir Ranjan Ghosh, Mr Kanti Ranjan Das, Mr Gopal Das, Mr Prabir Ranjan Ghosh, Mr Samir Ranjan Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
3	Mr Samir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-1.65 Dec
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-1.65 Dec
3	Mr Samir Ranjan Ghosh	Pioneer Associates-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft
3	Mr Samir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, ,
Ward No: 4, Holding No:60/27 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 11, RS Khatian No:- 127		
L2	RS Plot No:- 11/290, RS Khatian No:- 127		

Endorsement For Deed Number : I - 152403505 / 2024

On 15-05-2024

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 15-05-2024, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Das ..

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 64,29,004/-

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

Execution is admitted on 15/05/2024 by 1. Mr Subir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Trihuban Appt 11/9 A Road 1st Lane Flat No 3/c Anandapuri Barrackpore, P.O: Nonachandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service, 2. Mr Prabir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Santra Para East, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 3. Mr Samir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Santra Para East, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service

Indetified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2024 by Mr Kanti Ranjan Das, Partners, Pioneer Associates, 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-05-2024 by Mr Gopal Das, Partners, Pioneer Associates, 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1254, Amount: Rs.100.00/-, Date of Purchase: 06/05/2024, Vendor name: S C Mukherjee



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 101267 to 101285
being No 152403505 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.05.16 11:29:36 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 16/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.