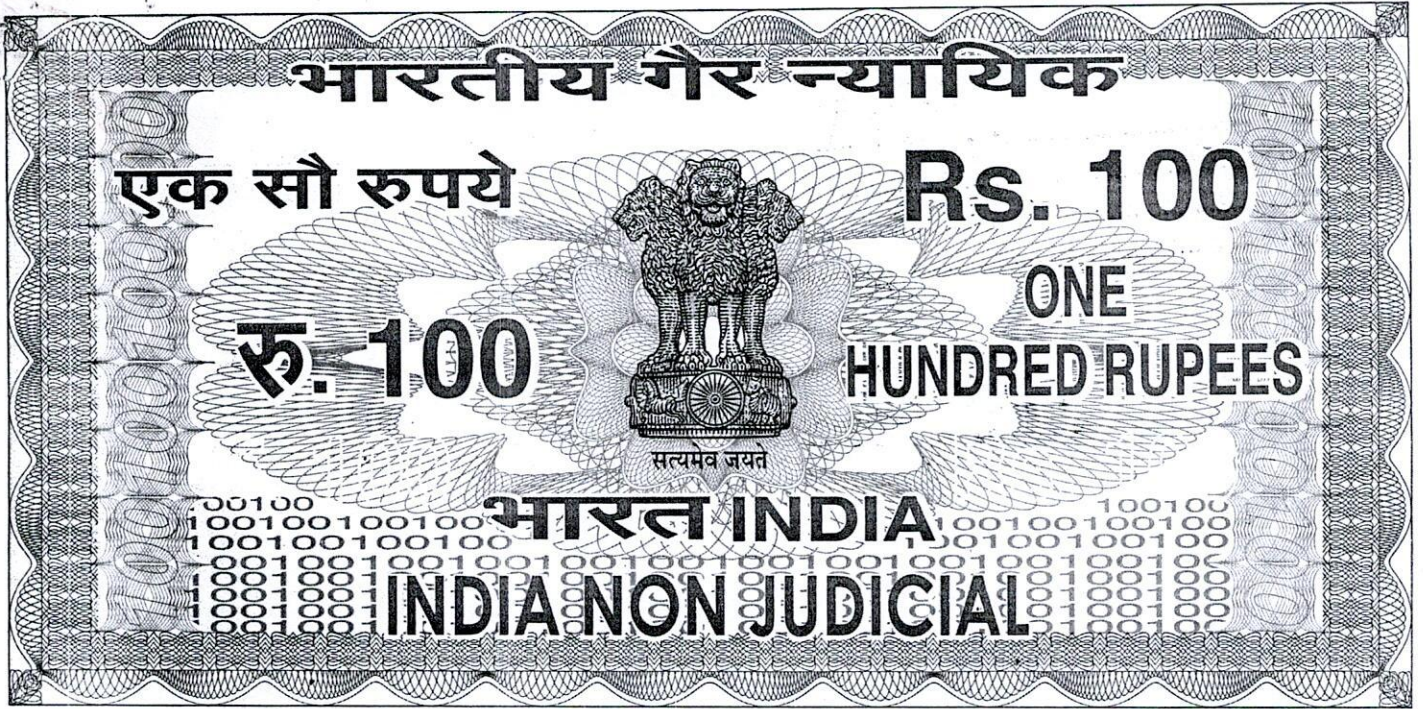


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I-04840/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 258356

12/3/25
0-8/739574/25

Notarized this document is a true and correct copy of the original document. The signature and seal of the Notary Public are attached herewith for the purpose of authentication.

District Sub-Registrar-11
Alipore, South 24 Parganas

12-03-25

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW' ALL THESE MEN BY THESE PRESENTS that I, SRI SUJIT GANGULY @ SUJIT KUMAR GANGULY, (PAN ADBPG6730H), (AADHAAR 992642858064), son of Late Tarak Nath Ganguly, by faith -Hindu, by nationality - Indian Citizen, by occupation- Service, residing at 10/4D, Nepal Bhattacharya Street, P.O. & P.S. Kalighat, Kolkata - 700026, District - South 24 Parganas, West Bengal, hereinafter jointly called and referred as the **OWNER/EXECUTOR/ PRINCIPAL**, SEND GREETINGS:-

WHEREAS one Bhupendra Nath Ganguly was original owner of ALL THAT piece and parcel of land measuring about 2 (two) cottahs 9 (nine) chittaks lying and situated at Mouza Kalighat Dihi Panchana Gram 6 (six) Division of Sub-Division, previously 125 no. at presently 66 no. Holding within Kolkata Municipality within Police Station Bhowanipore, District South 24 Parganas being Premises no. 10/4, Nepal Bhattacharjee Street, Kolkata-700 026, who purchased the said plot of land and structure by a Bengali Kobala executed and registered on 24.01.1935 from one Haripada Bhattacharjee and the said Deed of Kobala registered at the office of D.R. Alipore and recorded in Book no.1, Volume no.30, Pages from 21 to 27, Being no.280, for the year 1935 and duly mutated his name before the Kolkata Municipal Corporation being Assessee no. 11-083- 250055-0 and paid taxes regularly thereon and subsequently he died in the year 1963. It is mentioned herein that his wife Smt. Prasad Kumari Devi alias Ganguly predeceased him on 18.04.1945.

AND WHEREAS after death of said Bhupendra Nath Ganguly, his three sons namely Taraknath Ganguly, Amarendranath Ganguly and Haradhan Ganguly inherited the estate equally from his father, since deceased each having undivided 1/3rd share of land and structure of Premises no. 10/4, Nepal Bhattacharjee Street, Kolkata 700026, who jointly mutated their names as an Assessee before the Kolkata Municipal Corporation and said premises was renumbered as Premises no. 10/4D, Nepal Bhattacharjee Street, Kolkata-700 026.

AND WHEREAS said Tarak Nath Ganguly died intestate in the year 17.04.1988 leaving behind three sons namely Ajit Kumar Ganguly, Ranjit Ganguly, and Sujit

Ganguly, as his only legal heirs and successors who jointly inherited 1/3rd share of land with structure of the said premises from his father, deceased Tarak Nath Ganguly, since deceased. Be it mention here that the wife of Taraknath Ganguly namely Chhaya Ganguly was pre-deceased him on 20.01.1988.

AND WHEREAS another son of Late Bhupendra Nath Ganguly, namely Late Haradhan Ganguly, died intestate on 28.09.2003, followed by the death of his wife Reba Ganguly on 04.04.2007 leaving behind his one son namely Anirban Ganguly who inherited the entire share of Late Haradhan Ganguly according to Hindu Laws of Succession Act.

AND WHEREAS in the year 17.04.1988 said Tarak Nath Ganguly died intestate leaving behind his three sons namely Ajit Kumar Ganguly, Ranjit Ganguly, and Sujit Ganguly, as his only legal heirs and successors as per Hindu Successions Act, and thereafter said Ajit Kumar Ganguly, Ranjit Ganguly, and Sujit Ganguly, jointly became the owners of 1/3rd undivided share each, i.e., more or less 205 Sq.ft land with 111 Sq.ft structure for each out of 615 Sq.ft land with 333 Sq.ft structure within the share of their father Tarak Nath Ganguly, since deceased.

AND WHEREAS Sri Sujit Ganguly, the present owner herein, is the undivided joint owner of ALL THAT piece and parcel of undivided 1/3rd share of land measuring about undivided 205 square feet more or less and structure 111 square feet out of 615 Sq.ft land with 333 Sq.ft structure within the share of their father Tarak Nath Ganguly, since deceased, lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, P.S. Bhowanipore at present Kalighat, Kolkata 700 026, more fully described in the FIRST SCHEDULE hereunder written.

AND WHEREAS for secure and to get more profit from the said property, the owner herein being desirous to construct new multi-storied building upon the said

property but due to lack of experience and stringency of finance was to search of a good, experienced and financial capable Developer who could do the needful construction on the said property.

AND WHEREAS presently the land owner herein during jointly seized and possessed their aforesaid property intended to develop their said property by constructing a multi-storied building structure thereupon, consisting with several self-contained flats and space etc., and due to lack of their sufficient funds and also incapability to make construction and found no other alternative option, they approached to a Developer namely Ravi Khatik, the Developer herein, to construct the new proposed building at the cost of the Developer on the property described in the Schedule- "A" below as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation, on certain terms and conditions to which the owner agreed.

AND WHEREAS the owner herein intends to develop their aforesaid property for residential exploitation of their land including better facilities for living but due to insufficient fund for construction of the said Multi Storied building at the said landed property, the Principal herein being the Owners of the said property entered into a Development Agreement with the developer namely **SRI RAVI KHATIK (PAN -AXVPK7286L), (AADHAR - 963628063841)**, son of Shyam Lal Khatik, aged about 37 years, by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O. + P.S. - Kalighat, Kolkata - 700026, West Bengal, which was registered at the office of D.S.R - III, at Alipore, South 24-Paraganas and duly recorded in Book No. - I ,

Volume No. , Pages from to , Being No. **I - 04823** , for the year 2025 for construction and development of the said landed property at the terms, conditions and consideration mentioned therein.

AND WHEREAS as per terms of the said Development Agreement it is agreed that the owner/executor/principal herein will execute a Registered Power of Attorney in favour of the Developer to facilitate the Construction works.

NOW KNOW WE ALL MEN BY THESE PRESENTS that I, **SRI SUJIT GANGULY @ SUJIT KUMAR GANGULY, (PAN ADBPG6730H), (AADHAAR 992642858064)**, son of Late Tarak Nath Ganguly, by faith -Hindu, by nationality - Indian Citizen, by occupation- Service, residing at 10/4D, Nepal Bhattacharya Street, P.O. & P.S. Kalighat, Kolkata - 700026, District - South 24 Parganas, West Bengal, the Owner/Executor/Principal above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said developer namely **SRI RAVI KHATIK (PAN -AXVPK7286L), (AADHAR - 963628063841)**, son of Shyam Lal Khatik, aged about 37 years, by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O. + P.S. - Kalighat, Kolkata - 700026, West Bengal, hereinafter referred to as the said **ATTORNEY** to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possesses the said plot of lands i.e. **ALL THAT ALL THAT** piece and parcel of undivided 1/3rd share of land measuring about undivided 205 square feet more or less alongwith structure 111 square feet more or less out of the 1/3rd share of Taraknath Ganguly, i.e., 615 square feet land more or less alongwith structure 333

square feet more or less within the entire landed property measuring about 2 (two) cottahs 9 (nine) chittaks together with two storied building measuring 1000 square feet more or less lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, P.S. Bhowanipore at present Kalighat, Kolkata 700 026, Sub-Registry Office at Alipore for construction of multistoried Building **TOGETHER WITH** all user and easement right and all other rights, benefits facilities and appurtenances attached herein and hereto and the building to be constructed thereat in compliance with the sanctioned building plan, more fully described in Schedule hereunder written hereinafter referred to as the "Said Plot of Lands" and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said Plot of Lands or portion thereof as the said attorney shall think proper.
3. To appear and represent the Executors before the K.M.C, B.L. & L.R.O., and Zila Parishad 24- Parganas (South) and Police Authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban Land Ceiling Authorities and other Government Authorities and/or departments, Central or State in connection with the development of the said Plot of Lands and/or construction of the proposed multistoried building in the terms of sanctioned building plan and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the sheds and other structure whatsoever lying erected at the said plot of lands or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions, No Objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the B.L. & L.R.O. and Zila Parishad, K.M.C, authorities for development of the said premises

and/or construction of the new building in or upon the land comprised in the said plot of lands thereof and for the said purpose, to do all acts deeds matter and things as the said Attorney shall think proper.

6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the Development of the said Plot of Lands and discharge of release or terminate any of them at his own desire. To pay their salary wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.
7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the B.L. & L.R.O. and Zila Parishad, K.M.C, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said plot of lands and/or demolition of the existing structures comprised in the said plot of lands and/or construction of the new multistoried building in or upon the land comprised in the said plot of land and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.
8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said plot of lands and/or the new multistoried building and other structures that may hereafter be created and the same in such name or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
9. To apply before the B.L. & L.R.O., Zila Parishad and K.M.C authorities or any other equivalent competent authority for sanction for plan/plans and/or other allied causes for the development of the said plot of lands in the form of buildings. To submit map, drawing, and design, modification

and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The B.L. & L.R.O., Zila Parishad and K.M.C authorities, municipality, fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said plot of lands and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.
11. To execute any documents before the concern registry office for the purpose of amalgamation of the schedule "A" property morefully and particularly written hereunder.
12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said plot of lands as may from time to time be necessary and required.
13. To undertake and carry out the development of the said plot of lands and/or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the B.L. & L.R.O., Zila Parishad and K.M.C authorities and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said plot of lands and/or the development thereof and/or construction of the proposed multistoried building and other structures in or upon the land comprised in the said plot of lands as per the plan sanctioned by the competent authorities and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
15. To appear and to represent the principal before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said plot of lands or portions thereof as may from time to time be necessary or required.
16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said plot of lands and/or the land comprised therein and/or construction of the proposed multistoried building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
17. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said plot of lands or portions thereof and/or the construction of the proposed multistoried building and the same on such terms and conditions and for such consideration as the said Attorney shall think proper.
18. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning of relating to the said plot of lands or the development of the said plot of lands and/or construction of the multistoried building apartments flats and other common spaces in or upon the said plot of lands or other matters there from and for the said

purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

19. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said plot of lands and/or the development thereof and/or the construction of the multistoried building or other structures in or upon the said plot of land on such terms and conditions as the said **ATTORNEY** shall think fit and proper.
20. To sign execute affirm and verify all or any plaint, petition, written statements, application, revisions, appeals, affidavits, bonds, declaration indemnities guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Competent Authority, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said plot of land by raising the construction of the proposed multistoried building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.
21. To refer all or any disputes concerning or relating to the said plot of lands or portions thereof and/or the development thereof and/or construction of the proposed multistoried building to arbitration on such terms as the said attorney shall think proper.
22. To retain an appoint advocates and always for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think just and proper.
23. To retain and appoint architects, engineers, contractor, masons, mysteries, electricians, Plumbers and security Guard and other employees or staff for carrying out the development of the said plot of lands and for the

same pay such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

24. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the B.L. & L.R.O., Zila Parishad and K.M.C authorities and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
25. I also empower and authorize my Constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Development Agreement for mutual benefit and completion of deed of registration in favour of every purchaser.
26. Save and except the Owners allocation portion as per Development Agreement more fully mentioned in the **Schedule "B"** hereunder written the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new multistoried building to be erected in or upon the land comprised in the said plot of lands.
27. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents, and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developers Allocation in terms of Development Agreement as mentioned in the Schedule- "C".
28. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats,

common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said plot of lands in terms of the said Development Agreement and to give valid discharge hereof. The money so received by our constituted attorney under these presents will belong to him solely and the executrix of these presents shall have no claim whatsoever thereon. The executrix under these presents will have no right on that entire sale proceeds of the proposed building and its flats, apartments spaces etc. whatsoever in nature thereby to be constructed thereon in due course, in respect of Developer's allocation.

29. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's Allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
30. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer of disposal of the several flats, and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's Allocation to the intending purchaser/purchasers.
31. Only after handing over peaceful possession of owners allocated portion, to appear before the appropriate registration authority and to present the agreement for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed building and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
32. To retain and appoint one or more labour constructor and suppliers to carry out all or any of the acts deeds matters and things as hereinbefore

stated and further to revoke and cancel such appointment as the said attorney shall think proper.

33. To select prospective buyers either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed multistoried building morefully described in the said registered Development Agreement.

34. This Power of Attorney shall continue to remain in force and valid and operative till the said proposed multistoried building at Schedule-"A" mentioned property, is fully completed according to the terms and conditions of the said Development Agreement till the delivery of peaceful possession.

35. No amendment deletion addition or other changes in any provision of this Agreement or waiver of any right or remedy herein provided will be effective unless specifically set forth in writing and signed by the parties hereto.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said Attorney shall think proper.

A N D we the said **APPOINTERS** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

A N D we the said **APPOINTERS** above named further declare that except the above mentioned **ATTORNEY**, no one will work/construct upon the schedule premises.

THE FIRST SCHEDULE ABOVE REFERRED TO**(Description of the Land/Premises)**

ALL THAT piece and parcel of undivided 1/3rd share of land measuring about undivided 205 square feet more or less alongwith structure 111 square feet more or less out of the 1/3rd share of Taraknath Ganguly, i.e., 615 square feet land more or less alongwith structure 333 square feet more or less within the entire landed property measuring about 2 (two) cottahs 9 (nine) chittaks together with two storied building measuring 1000 square feet more or less lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, P.S. Bhowanipore at present Kalighat, Kolkata 700 026, Assessee no. 11-083-25-0055-0, District-South 24 Parganas, along with all easement rights appurtenant therewith, which is Butted and Bounded as follows:-

- ON THE NORTH** : Premises no. 10/4F and Premises no.10/4/1/1B,
Nepal Bhattacharjee Street.
- ON THE SOUTH** : Premises no. 10/4C, Nepal Bhattacharjee Street.
- ON THE EAST** : Premises no. 10/4E, Nepal Bhattacharjee Street.
- ON THE WEST** : 14" feet wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO**(The Owner's Allocation)**

The owner shall mean the owner will get a self-contained flat at the constructed area of the newly proposed building measuring about 500 square feet super built up area equivalent to 400 square feet built up on the Ground floor, South Western side in the proposed building to be constructed thereon together with the right, title and interest in common facilities and amenities at the said newly proposed building.

THE THIRD SCHEDULE ABOVE REFERRED TO**(Developer's Allocation)**

Developer's. Allocation: shall get remaining constructed area in the newly constructed building area after allocation of the owner together with the right, title and interest in common facilities and amenities at the said premises.

IN WITNESS WHEREOF We, the parties above named and Attorney have hereunto set our respective hands and seals on this 12th day of March, 2025 (Two Thousand Twenty-five).

SIGNED AND DELIVERED by the
APPOINTER, above named at
Kolkata in the presence of:-

1.

Sukanta Ganguly
10/4D, Nepal Bhattacharyee
Street, Kol - 700026.

Sujit Ganguly

[SIGNATURE OF THE EXECUTANT]

I accept this Power

2.

Munim Ganguly
10/4D, Nepal Bhattacharyee
Street, Kol - 26

Sujit Ganguly

SIGNATURE OF THE ATTORNEY

**Drafted, Read over and
Explained by me in Bengali**

Kaushik Banerjee
Advocate

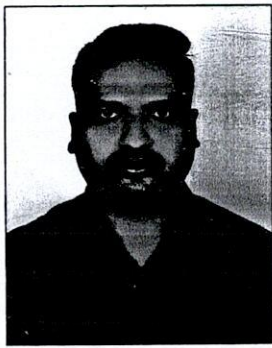
**Alipore Criminal & Judges Court
Kolkata - 700027**

12/28/13

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	left hand					
	right hand					

Name.....

Signature..... *Rajit Raygulya*

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	left hand					
	right hand					

Name.....

Signature..... *Loni Dandya*

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

Name.....

Signature.....



IDENTITY CARD

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : I/P/496
Name : KAUSHIK BAKSHI Advocate
Father's/Husband's name : Bonomali Bakshi
Address : 138, Peary Mohan Roy Road
Kolkata - 700 027

Ph. No. : 9836720253
W.B. Bar Council Enrolment No. : F/727/2013
SECRETARY

Kaushik Bakshi

Major Information of the Deed

Deed No :	I-1603-04840/2025	Date of Registration	12/03/2025
Query No / Year	1603-8000739574/2025	Office where deed is registered	
Query Date	12/03/2025 5:19:14 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KAUSHIK BAKSHI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836720253, 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. 2/-		Rs. 6,24,223/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304823/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

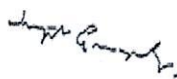
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nepal Bhattacharjee Street, Road Zone : (Dharmadas Bhattacharjee Abaitanik Primary School -- Kalighat Road (Slum Area)) , , Premises No: 10/4D, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	205 Sq Ft	1/-	5,40,973/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				.4698Dec	1 /-	5,40,973 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	111 Sq Ft.	1/-	83,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 111 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		111 sq ft	1 /-	83,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUJIT KUMAR GANGULY, (Alias: Mr SUJIT GANGULY) Son of Late TARAKNATH GANGULY Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
10/4D, Nepal Bhattacharjee Street, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ADxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAVI KHATIK (Presentant) Son of Mr SHYAMLAL KHATIK Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
Son of Mr SHYAMLAL KHATIK HUME ROAD, 4, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AXxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHK BAKSHI Son of Mr BANAMALI BAKSHI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
12/03/2025	12/03/2025	12/03/2025	
Identifier Of Mr SUJIT KUMAR GANGULY, Mr RAVI KHATIK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR GANGULY	Mr RAVI KHATIK-0.469792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR GANGULY	Mr RAVI KHATIK-111.00000000 Sq Ft

Endorsement For Deed Number : I - 160304840 / 2025

On 12-03-2025

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 17:22 hrs on 12-03-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVI KHATIK ,Claimant.

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 6,24,223/-

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

Execution is admitted on 12/03/2025 by 1. Mr SUJIT KUMAR GANGULY, Alias Mr SUJIT GANGULY, Son of Late TARAKNATH GANGULY, 10/4D, Road: Nepal Bhattacharjee Street, , P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 2. Mr RAVI KHATIK, Son of Mr SHYAMLAL KHATIK, HUME ROAD, 4, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr KAUSHK BAKSHI, , , Son of Mr BANAMALI BAKSHI, 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 590, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

• Registered in Book - I

Volume number 1603-2025, Page from 150873 to 150895
being No 160304840 for the year 2025.



Digitally signed by Debasish Dhar
Date: 2025.04.02 17:57:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.