

754/2024

1.00 663/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 570883

22-04-2024  
8-1005510-2024

Certified that the document is admitted to registration, the Signature sheet and the endorsement sheet attached with this document is a part of this document.

22 APR 2024

### DEVELOPMENT POWER OF ATTORNEY

(After Development Agreement)

(After Registered Development Agreement Being No. 160500661 for the Year 2024 at A.D.S.R., Alipore, South 24-Paraganas, dated 22/04/2024).

**KNOW ALL MEN BY THESE PRESENTS, We, (1) SMT. MOUMITA GHOSH** (Pan no. ATLPG0448C, Aadhar no. 2933 9570 5741), wife of Sri. Gobinda Ghosh, daughter of Late Apurba Sengupta, by faith:

*Moumita Ghosh*  
*Dipannita Roy*

AVANTIKA CONSULTING  
Proprietor

2.048

13 APR 2024

No..... ₹ 100/- Date.....

Name : ..... Ashok Chosh

Address : ..... 2/91/2, vidyasagar colony,

Vendor : ..... Naktala. KOI-47.

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Pratima Sengupta

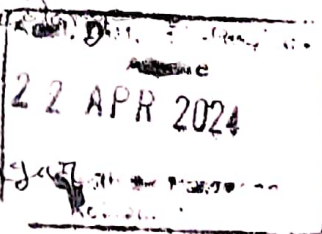
w/o Apurba Sengupta

occ - House wife

3/60 - vidy Sagar colony

Kolkata - 700017

P.S - Metaji Nagar



Hindu, **by Nationality: Indian**, residing at 1/59A, Vidyasagar Coloney, P.O. - Naktala, P.S. Netaji Nagar, Kolkata - 700047, (2) **SMT. DIPANNITA ROY** (PAN - BHEPR0257A; AADHAAR- 9744 3690 1635), wife of Sri. Archan Roy, daughter of Late Apurba Sengupta, by faith: Hindu, **by Nationality: Indian**, residing at Ashirbad Sukanta pally, Lane - 1, P.O. Rup Narayanpur, P.S. Salanpur, Dist - Burdwan, Pin - 713386, hereinafter called, mentioned and referred to as "**PRINCIPALS SEND GREETINGS**".

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to unavoidable circumstances beyond their control.

AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such person called as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban area for homestead purpose.

AND WHEREAS the Apurba Sengupta since deceased, was one of such person, who had come to use and occupy a piece of land measuring 3 Cottah 5 Chittak be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation Ward No. 99, Sub - Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the First

*Dipannita Roy* *Moumita Ghosh*

AYANTIKA CONSULTING

*AYANTIKA CONSULTING*



Schedule hereunder written and approached the Government of West Bengal for a plot of land for his rehabilitation purpose.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, C.S. Plot No. 1033(P), P.S. Jadavpur then Patuli now Netaji Nagar, in the District of South 24-Parganas, in the Urban area the provision of L.D.P. Act. 1948/L.A. Act 1894, including the plot of land occupied by the said Apurba Sengupta, as described in the First Schedule hereunder written.

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the Owner herein, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 3 Cottah 5 Chittak. be the same a little more or less, situated at Mouza - Raipur, J.L. No.33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 99, Sub-Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the said Apurba Sengupta since deceased, by executing a registered Deed of Gift, dated 14.07.1988, registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. XXVII, page from 125 to 128, Deed No. 1982 for the year 1988.

AND WHEREAS the said Apurba Sengupta since deceased got his name mutated in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal

*Meemila Ghosh*  
*Dipankar Roy*

AMANTIKA CONCEPTS  
Private

premises no. 69/1/3/110, Raja S.C. Mullick Road, vide Assessee No. 230990508770, having its postal address - 3/60, Vidyasagar Colony, Kolkata - 700047, upon payment of rates and taxes thereto and time to time constructed dwelling structure on the said land or part thereof.

**AND WHEREAS** while enjoying the said property said Apurba Sengupta died intestate on 29.04.2012 leaving behind him, his wife Smt. Pratima Sengupta, two daughters Smt. Moumita Ghosh, wife of Gobinda Ghosh and Smt. Dipannita Roy, wife of Sri. Archan Roy who jointly inherited the property left by the deceased Apurba Sengupta, since deceased.

**AND WHEREAS** in due course of time the Smt. Pratima Sengupta as mentioned hereinbefore transferred her undivided joint 1/3<sup>rd</sup> share of the property in favour of her two daughters Smt. Moumita Ghosh, wife of Gobinda Ghosh and Smt. Dipannita Roy, wife of Sri. Archan Roy, by virtue of registered Deed of Gift, duly registered in the office of DSR-I at Alipore and recorded therein Book - I, Volume no. 13, Pages No: 2814 to 2838, being no. 160102363, for the year 2014, and relinquishes her proportionate right, title in the said property, and a deed of declaration Book - IV, Volume no. 1601-2024, Pages No: 895 to 912, being no. 160100049 for the year 2024, In the aforesaid manners the present owners now became the joint owners of the property at Kolkata Municipal Corporation premises no. 69/1/3/110, Raja S.C. Mullick Road, Kolkata - 700047, having joint right to deal with the same without any objection or obstruction from any comer whatsoever.

WHEREAS we are the Principals and the joint owners in respect of ALL THAT piece and parcel of bastu land measuring 3 Cottah 5 Chittak be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation Ward No. 99, known and numbered as Kolkata Municipal corporation premises

*Dipannita Roy Moumita Ghosh.*

AYANTIKA CONSTRUCTION  
Proprietor



no. 69/1/3/110, Raja S.C. Mullick Road, vide Assessee No. 230990508770, having its postal address - 3/60, Vidyasagar Colony, Kolkata - 700047, Sub - Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, Dist. South 24 Parganas with 200 Sq. ft. R.T. shed structure, cement flooring with proposed flat system building.

AND WHEREAS We, the Land owners/Executants herein in course of such owning and possessing of the **"SAID PROPERTY"** mentioned hereinabove and in the schedule hereunder written, having desirous of developing the Said property by constructing G+3 Storied building in accordance with the modern style and fashion as per Sanction plan from K.M.C and we, the Land owners/Executants herein have approached the Developer **M/S. AYANTIKA CONSTRUCTION** represented by its Proprietor **SRI. ASHOK GHOSH**, (Pan Number - AMGPG7353L, Aadhar Number - 2436 6225 0759, Phone no. 9831456053), son of Late ananta Ghosh, by faith: Hindu, **by Nationality: Indian**, residing at 2/91/2, Vidyasagar Coloney, P.O. - Naktala, P.S. Netaji Nagar, Kolkata - 700047, hereinafter called and referred to as the said **'Developer'** for the purpose of developing the said premises in accordance with modern style and fashion as per Sanction plan from K.M.C and said Developer herein upon satisfied themselves as to the terms and conditions of the registered Development Agreement and also the title of the land owners herein in and upon the said property has agreed to develop the said property and subject to the terms and conditions as hereunder contained.

AND WHEREAS we, the Executants and said Developer after having been agreed to perform our respective act, under terms and conditions for the Construction/Development of the said property and as such have entered into the agreement under terms and conditions noted hereunder for the matter of further reference and we, the Land Owners

*Moumita Ghosh*  
*Dipannita Roy*

AYANTIKA CONSTRUCTION  
Proprietor  
Ashok Ghosh

herein and the said Developer jointly felt it necessary to register the agreement for joint development of the said property by way of constructing G+3 storied building and accordingly the agreement for development of the said property has been executed and duly registered on the terms and conditions mentioned therein.

AND WHEREAS it has become in convenient and difficult for us to look after or manage our all affairs relating to our respective share in the said property described in the Schedule A hereunder written and as such we do hereby nominate, constitute and appoint, said Developer **M/S. AYANTIKA CONSTRUCTION** represented by its Proprietor **SRI. ASHOK GHOSH**, (Pan Number – AMGPG7353L, Aadhar Number – 2436 6225 0759, Phone no. 9831456053), son of Late ananta Ghosh, residing at 2/91/2, Vidyasagar Coloney, P.O. - Naktala, P.S. Netaji Nagar, Kolkata - 700047, as our true, lawful and constituted Attorney to do all acts, deeds and things on our behalf and in our names in the manner as follows

1. To look after, manage, construct building, demolish old structure and administer the said property fully described in the Schedule A, hereunder written, as may be necessary for any lawful purpose and to do and caused to be done and to sign, execute, and register all papers and documents as my said attorney shall at his discretion thinks proper.

2. To sign execute affirm and verify all letters, application, petitions and all other documents, papers and K.M.C Sanction plan for construction of building, boundary declaration or any type of declaration, as may from time to time be necessary or required to be filed before K.M.C. and/or other appropriate Government Department or Authority in connection with our said property.

*Moumita Ghosh*  
*Dipannita Roy*

AYANTIKA CONSTRUCTION  
Proprietor  
*Ashok Ghosh*



3. To Institute suits, appeals, provisions, applications, criminal complaints and other legal proceedings against any party or parties concerning any matter relating to said property.

4. To defend or contest all or any suit, application, revision, appeal, criminal proceeding in any court of law which may hereinafter be instituted against us, the Appointer by any reason or party concerning or relating to said property and to take appropriate steps and to do all necessary acts, deeds, matters and things as our Attorney shall his discretion thinks proper.

5. To apply on our behalf before the Kolkata Municipal Corporation or B.L. and L.R.O. or any other authority for mutation of our said property and to obtain the Mutation certificate as required for.

6. To prefer appeal, review, application, revision, before the appeals, authority or other appropriate authorities and the Court of law against the decision of the Kolkata Municipal Corporation or any other authority or authorities in connection of said property.

7. To advertise, negotiate on terms for sale of flats of the proposed G+3 storied building to be raised and/or constructed as per sanction plan from K.M.C. on the bastu land measuring 3 Cottah 5 Chittak be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation Ward No. 99, Sub - Registry A.D.S.R. office at Alipore, in the District of South 24-Parganas, Dist. South 24 Parganas with 200 Sq. ft. R.T. shed structure, with undivided proportionate share in the land in the said premises other than ALL THAT OWNERS ALLOCATION with undivided proportionate share of the ultimate roof together with all other

*Moumita Ghosh*  
*Dipannita Roy*

AVANTIKA CONSTRUCTION  
Private Ltd.  
AGK G28



easements and common areas and facilities being our allocation in the said proposed building which is reserved for us as per registered Development Agreement dated 22.04.2014 which was registered in the office of the A.D.S.R., Alipore, South 24 Parganas and recorded in Book No. 1, Being No. 160500661 for the year 2024, made between ourselves and our said attorney, with the intending purchaser/purchasers and to enter into any agreement or agreements for sale of the said residential flats or car parking spaces or commercial shop with un-divided proportionate share in the said premises during and after construction of the proposed G+3 storied building on the land in the said premises.

8. To warn off, prohibit and if necessary proceed against all trespassers at the said premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.

9. To give effectual receipts and discharges for all moneys received by the Attorney which receipts and discharges shall fully exonerate the person so paying.

10. That the said Developer being the Attorney of ourselves shall have the right, interest and absolute authority to develop the said premises by constructing the multi storied building, in pursuance of the aforesaid registered agreement for joint development of the said property.

11. The Attorney shall have power to sign and execute any Agreements for sale and on our behalf with prospective Purchasers in connection with the transfer of title in and upon the undivided proportionate share of the said property and the construction and to take the handover of the consideration in lieu of such transfer of title as

*Moumita Ghosh*  
*Dipannita Roy*

aforesaid for and on behalf of us and to issue valid receipts thereof, in respect of only the Developers allocation stated herein, save and except the Owners allocation as above and also shall act in pursuance of the aforesaid registered Agreement for Joint development of the said property and to present the Deed of Sale or document or documents for registration and admit the execution of any such Deed, document or documents before the Sub-Registrar or any concerned Registering Authorities.

12. The Attorney shall execute by signing on the Deeds of Conveyance or assignment in respect of the Developer's allocation in the proposes building categorically described and mentioned in the aforesaid registered agreement for joint development of the said property, particularly described in the Schedule 'A' hereunder written and/or any part thereof and shall present the same before the appropriate authority for registration and admit execution thereof and to collect the consideration money or in kinds thereof, and to issue valid receipts thereof.

13. That the power granted by these presents in favour of the Developer herein in connection with the said registered agreement.

14. To pay all rents, taxes and revenue, charges, expenses, outgoings payable for on the account of our share in the said property or any part thereof and similar to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written herein.

15. Be it noted that this Power of Attorney is being granted in favour of our said Attorney as incorporated in the said registered agreement for joint development of the property, which is the subject matter of this Power of Attorney and our attorney shall act as Developer materialize

*Moumita Ghosh*  
Dipannita Roy

AVANTIKA CONSTRUCTION  
Pvt. Ltd.  
Book 529

the purpose of the said registered agreement for joint development of the property.

16. To retain and employ solicitors, Advocates, Architects, engineers, surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in his own accord which our said Attorney may deem fit and proper and think necessary to do so and perform for the aforesaid purpose.

AND we, do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which our said Attorney may lawfully do, execute and cause, to be performed by virtue of this General Power of Attorney.

### SCHEDULE OF THE PROPERTY

**ALL THAT** piece and parcel of bastu land measuring **3 Cottah 5 Chittak** be the same a little more or less, situated at Mouza - Raipur, J.L. No. 33, comprised in E.P. NO. 118, S.P. No. 412, appertaining C.S. Plot No. 1033(P), under P.S. Jadavpur then Patuli now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation premises Ward No. 99, known and numbered as Kolkata Municipal corporation **premises no. 69/1/3/110, Raja S.C. Mullick Road**, vide Assessee No. **230990508770**, having its postal address - 3/60, Vidyasagar Colony, Kolkata - 700047, Sub - Registry A.D.S.R. office at

*Moumita Ghosh.*  
*Dipankar Roy*

AYANTIKACONSTRUCTORS  
Proprietor



Alipore, in the District of South 24-Parganas, with 200 Sq. ft. tin shade structure, cement flooring with proposed flat system building.

The property is butted and bounded by

ON THE EAST : by 19 foot KMC road;

ON THE NORTH : by 8 foot KMC road,

ON THE SOUTH : by E.P. No. 116 & 117.

ON THE WEST : by E.P. No. 119.

IN WITNESSES WHEREOF We, the Principals hereby subscribed our signatures this the 22<sup>nd</sup> day April 2024 (Two Thousand Twenty Four).

SIGNED AND DELIVERED

By the Principal in the presence of  
WITNESSES :

1. *Raj Kumar Ghosh*  
*1159/A Vidyasagar Colony, Kd = 47* *Moumita Ghosh*  
*Dipannita Roy*

SIGNATURE OF THE PRINCIPALS

2. *Swajit Das*  
*2/104 B Vidyasagar Colony. Kd. 700047.*

AYANTIKA CONSTRUCTION

*Asif G*  
Proprietor

SIGNATURE OF THE ATTORNEY

*Amir Kumar Chandra*  
Adv.  
F/1086/2009



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Mousmita Ghosh  
Signature Mousmita Ghosh



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Dipannita Roy  
Signature Dipannita Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....  
Signature AVANTIKA CONSTRUCTION  
Asok G M  
Proprietor

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....  
Signature .....

### Major Information of the Deed

Deed No :	I-1605-00663/2024	Date of Registratlon	22/04/2024
Query No / Year	1605-8001005510/2024	Office where deed is registered	
Query Date	22/04/2024 12:45:51 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUMIT KUMAR CHANDA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8337029805, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 36,31,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500661/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Vidyasagar Colony), , Premises No: 69/1/3/110, , Ward No: 099 Pin Code : 700047



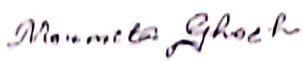


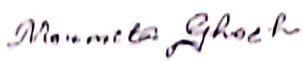


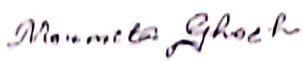


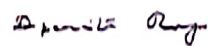


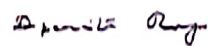


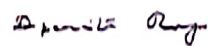
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 5 Chatak		35,77,501/-	Width of Approach Road: 19 Ft.,
Grand Total :				5.4656Dec	0 /-	35,77,501 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	





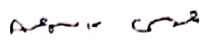


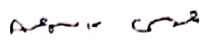


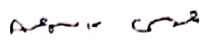
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Moumita Ghosh</b>  Wife of Mr Gobinda Ghosh  Executed by: Self, Date of Execution: 22/04/2024  , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office </td> <td>   22/04/2024 </td> <td>   Captured  22/04/2024 LTI </td> <td>   22/04/2024 </td> </tr> </tbody> </table> <p>1/51A, Vidyasagar Coloney, City:- Not Specified, P.O:- Naktala, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: atxxxxxx8c, Aadhaar No: 29xxxxxxxx5741, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Moumita Ghosh</b> Wife of Mr Gobinda Ghosh Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	 22/04/2024	 Captured 22/04/2024 LTI	 22/04/2024
Name	Photo	Finger Print	Signature						
<b>Mrs Moumita Ghosh</b> Wife of Mr Gobinda Ghosh Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	 22/04/2024	 Captured 22/04/2024 LTI	 22/04/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs DIPANNITA ROY (Presentant)</b>  Wife of Mr ARCHAN ROY  Executed by: Self, Date of Execution: 22/04/2024  , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office </td> <td>   22/04/2024 </td> <td>   Captured  22/04/2024 LTI </td> <td>   22/04/2024 </td> </tr> </tbody> </table> <p>PASCHIM RANGAMATIA ANSHA, RANGAMETA, City:- , P.O:- SALANPUR, P.S:-Salanpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713386 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: BHxxxxxx7A, Aadhaar No: 97xxxxxxxx1635, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs DIPANNITA ROY (Presentant)</b> Wife of Mr ARCHAN ROY Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	 22/04/2024	 Captured 22/04/2024 LTI	 22/04/2024
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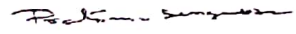
## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AYANTIKA CONSTRUCTION</b> 2/91/2, VIDYASAGAR COLONEY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX0 , PAN No.: AMxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

# Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ASHOK GHOSH</b>  Son of Late ANANTA GHOSH  Date of Execution - 22/04/2024, , Admitted by: Self, Date of Admission: 22/04/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>   Captured </td> <td>  </td> </tr> <tr> <td>Apr 22 2024 1:05PM</td> <td></td> <td>LT1 22/04/2024</td> <td>22/04/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr ASHOK GHOSH</b> Son of Late ANANTA GHOSH Date of Execution - 22/04/2024, , Admitted by: Self, Date of Admission: 22/04/2024, Place of Admission of Execution: Office		 Captured		Apr 22 2024 1:05PM		LT1 22/04/2024	22/04/2024
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Apr 22 2024 1:05PM		LT1 22/04/2024	22/04/2024										
2/91/2, VIDYASAGAR COLONY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AMxxxxxx3L, Aadhaar No: 24xxxxxxxx0759 Status : Representative, Representative of : AYANTIKA CONSTRUTION (as PROPRITOR)													

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Smt PRATIMA SENGUPTA</b> Wife of Mr APURBA SENGUPTA 3/60, VIDYASAGAR COLONY, City:- Kolkata, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047		 Captured	
	22/04/2024	22/04/2024	22/04/2024

Identifier Of Mrs Moumita Ghosh, Mrs DIPANNITA ROY, Mr ASHOK GHOSH

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Ghosh	AYANTIKA CONSTRUTION-2.73281 Dec
2	Mrs DIPANNITA ROY	AYANTIKA CONSTRUTION-2.73281 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Moumita Ghosh	AYANTIKA CONSTRUTION-100.00000000 Sq Ft
2	Mrs DIPANNITA ROY	AYANTIKA CONSTRUTION-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 160500663 / 2024**

**On 22-04-2024**

**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 12:57 hrs on 22-04-2024, at the Office of the A.D.S.R. ALIPORE by Mrs DIPANNITA ROY , one of the Executants.

**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 36,31,501/-

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

Execution is admitted on 22/04/2024 by 1. Mrs Moumita Ghosh, Wife of Mr Gobinda Ghosh, 1/51A, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mrs DIPANNITA ROY, Wife of Mr ARCHAN ROY, PASCHIM RANGAMATIA ANSHA, RANGAMETA, P.O: SALANPUR, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713386, by caste Hindu, by Profession House wife

Indetified by Smt PRATIMA SENGUPTA, , , Wife of Mr APURBA SENGUPTA, 3/60, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

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

Execution is admitted on 22-04-2024 by Mr ASHOK GHOSH, PROPRIETOR, AYANTIKA CONSTRUCTION (Sole Proprietorship), 2/91/2, VIDYASAGAR COLONEY, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Smt PRATIMA SENGUPTA, , , Wife of Mr APURBA SENGUPTA, 3/60, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**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 24348, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: Subhankar Das



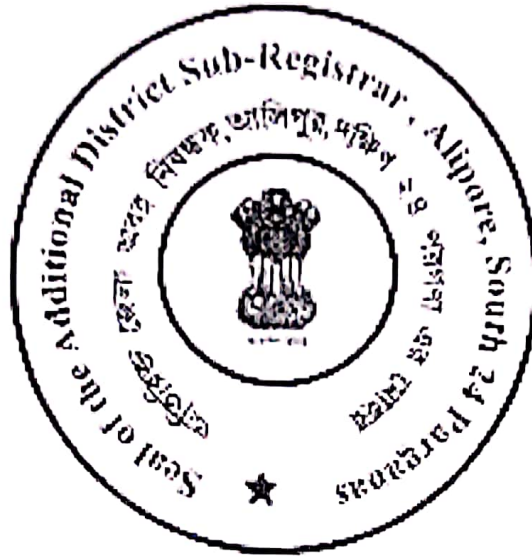
**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 26630 to 26647  
being No 160500663 for the year 2024.



*(Signature)*

Digitally signed by MANIMALA CHAKRABORTY  
Date: 2024.04.24 11:57:56 +05:30  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 24/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.