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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted for registration. The Signature sheet and the other sheets attached with this document are also registered.

Asst. District Sub-Registrar,
Gangour, South 24 Parganas

12 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this
the 11th Day of May Two Thousand and Twenty Two (2023)

BETWEEN

1135

11/05/2023

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তাং-

মূল্য

১৫৮/-

খরিদদার-

সাং-

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা.ডি.এস.আর. অফিস
দক্ষিণ ২৪ পরগণা

PIYALI MUKHERJEE
ADVOCATE
ALIPORE POLICE COURT

2206
11/05/2023

Nikunil Ghosh

ETHA INFREALTY LLP

Nikunil Ghosh
Partner



2210
11/05/2023

Soma Ghosh

ETHA INFREALTY LLP

Soma Ghosh
Partner

West Dist-Sub Registrar
Sonampur
South 24 Parganas

~~21 MAY 2023~~

11 MAY 2023



2211

11/05/2023

Chandan Kumar Ghosh



2212

11/05/2023

Adwit Ghosh



2213

11/05/2023

Mousumi Ghosh Deb



2214
11/05/2023

Tapas Paul

- 1) SRI. NIKHIL GHOSH (PAN-ADMPG4391D), AADHAAR No. 3228 2453 7680, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 2) SMT. SOMA GHOSH (PAN-AENPG2791K, AADHAAR No. 9101 6529 3484, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 3) SMT. MOUSUMI GHOSH (DEY) (PAN-ALVPG9752D), AADHAAR No. 836140341768, wife of late Soumitra Dey, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at -192, Bidhanpally, P.O. Garia, P.S. Bansdrani, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, 4) SRI CHANDAN KUMAR GHOSH (PAN-AJJPG1924F), AADHAAR No. 947538199664, son of late Nityananda Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at presently- Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, 5) SRI ADWIT GHOSH (PAN-AVTPG5659B.), AADHAAR No. 565238067732, son of Sri. Chandan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at Su Casa Nest, Flat No-3F, 1596, Kumrakhali, Kolkata-700103, hereinafter referred to as the OWNERS (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, successors and assigns) herein after referred to as the PRICIPALS/LAND OWNERS SEND GREETINGS.

WHEREAS:

The Land Owners being the absolute owners of 1)ALL THAT piece and parcel of said land hereditament and premises containing by estimation an area of 226.5 Decimal, the lands is lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51 , 52 and 63/64, L.R Dag No- 1807, 1803, 1823, 1819, 1806, 1821, 1818, 1817, 1802, 1801, L.R Khatian- 2626, 2627, 2629, 2630, 2632, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas.

ALL THAT piece and parcel of said land hereditament and premises containing by estimation an area of 57.5 Decimal, split up the lands in following manner- 6.5 decimal in R.S Dag No- 1771, L.R Dag No-1801, 27 decimal in R.S Dag No-1793, L.R Dag No-1822, 24 decimal in R.S Dag No- 1791, L.R Dag No-1820 lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51,52 and 63/64, , R.S Khatian No. 223/1, 223, 379, L.R Khatian No. 2626, 2627, 2629, 2630, 2032, L.R Dag No. 1801, 1820, 1822, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas. ,as described in schedule below more fully mentioned and described in the first Schedule written hereunder have entered into a Development Agreement Dated 08/05/2023 and registered in the office of the A.D.S.R SONARPUR in Book No.I, Being No. 3509 of 2023 (hereinafter referred to as the said Development Agreement) with "M/S. ETHA INFRA REALTY LLP", PAN : AAKFE0184D, a Limited Liability Partnership incorporated pursuant to section 12 (1) of the Limited Liability Partnership Act 2008, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its partners namely, 1) SRI NIKHIL GHOSH, son of late Haran Chandra Ghosh, PAN- ADMPG4391D, AADHAAR No.3228 2453 7680, 2) SMT. SOMA GHOSH, PAN- AENPG2791K, AADHAAR No.9101 6529 3484, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, hereinafter referred to as the DEVELOPER.

- B.** Under the Development Agreement, the Land Owners are obliged to execute a power of attorney in favour of the Developer for implementation of the Development Agreement in the name and on behalf of the Land Owners with a stipulation that the Developer shall be at liberty to perform all such acts and deeds through its such Directors as the Board of Directors of the Developer may from time to time appoint in this regard.
- C.** In accordance with the terms of the said Development Agreement, the Land Owners and each one of them are executing this Power of Attorney in favour of the Developer.

NOW KNOW ALL AND BY THESE PRESENTS THAT WE the Land Owners above named and each one of us doth hereby nominate, constitute and appoint the Developer, “M/S. ETHA INFRA REALTY LLP”, PAN : AAKFE0184D, a Limited Liability Partnership incorporated pursuant to section 12 (1) of the Limited Liability Partnership Act 2008, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its partners namely, 1) SRI NIKHIL GHOSH, son of late Haran Chandra Ghosh, PAN- ADMPG4391D, AADHAAR No.3228 2453 7680, 2) SMT. SOMA GHOSH, PAN- AENPG2791K, AADHAAR No.9101 6529 3484, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, as its true and lawful attorney to do all acts, deeds and things in the name and on behalf of the Land Owners in consonance with the Development Agreement including the following acts, deeds and things, that is to say:

1. To look after and manage the Said Holding in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession manage and maintain the Said Holding / Property.
3. To prepare and apply to the Rajpur-Sonarpur Municipality and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Rajpur-Sonarpur Municipality, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.
4. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.

5. To appear and represent and act for the Land Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Land Reforms Act, and all other concerned authorities including office of the Rajpur-Sonarpur Municipality, Police Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

6. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, Metropolitan Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Rajpur-Sonarpur Municipality, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

7. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved from the Rajpur-Sonarpur Municipality and other appropriate authorities and also to appear and represent the Land Owners before the Rajpur-Sonarpur Municipality and all the concerned authorities in connection with the aforesaid matters.

8. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the Rajpur-Sonarpur Municipality and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.
9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding.
10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.
11. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities.
12. To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans, or for the purpose of

electric connection and/or any other utilities in connection thereof from any authority or authorities.

13. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the undivided and impartibly share in the said Holding in terms of the Said Development Agreement and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
14. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy / sub – let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.
15. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Land Owners.
16. For all or any of the purposes here in before stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and

discharge the registration receipts after obtaining the completion certificate to be issued by the Rajpur-Sonarpur Municipality.

17. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Premises.
19. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned including municipality and to do all things necessary in connection with the Said Premises.
20. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Holding.
21. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Holding.
22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
23. To apply before the office of the Rajpur-Sonarpur Municipality and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges

in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.

24. To apply before the office of the Rajpur-Sonarapur Municipality and other authorities for separation, amalgamation, apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.
25. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.
26. To cause demolition of any existing structures on the Property of Said Holding.
27. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the Rajpur-Sonarapur Municipality and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
28. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.
29. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.
30. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.

31. To charge or encumber or mortgage only the Developers Allocation in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for execution of the Project.
32. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.
33. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.
34. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

AND GENERALLY to do, execute and perform all or any other act, deed, matters or things whatsoever which ought to be done executed or performed for all or any of the aforesaid purposes as the said Attorney or Attorneys shall deem fit and proper.

AND the Land Owners hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney or Attorneys shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Land Owners themselves could do if personally present.

THE SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Premises)

- i) **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **226.5 Decimal**, the lands is lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51 , 52 and 63/64, L.R Dag No- 1807, 1803, 1823, 1819, 1806, 1821, 1818, 1817, 1802, 1801, L.R Khatian- 2626, 2627, 2629, 2630, 2632, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 , Holding no- 581, S.N.Ghosh Avenue, Kolkata-103, within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas, more

fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**. and the same is butted and bounded in the manner follows.

On the south: Holding No.244 & R.S DagNo. 1771(P)

On the North: Municipal Road.

On the East: R.S Dag No- 1786(P).

On the West: Land of Mr. Paik.

- ii) **ALL THAT** piece and parcel of said land hereditament and premises containing by estimation an area of **57.5 Decimal**, split up the lands in following manner- 6.5 decimal in R.S Dag No- 1771, L.R Dag No-1801, 27 decimal in R.S Dag No-1793, L.R Dag No-1822, 24 decimal in R.S Dag No- 1791, L.R Dag No-1820 lying and situated at Mouza- Elachi, J.L. No.70, R.S.223 Touji No.51,52 and 63/64, , R.S Khatian No. 223/1, 223, 379, L.R Khatian No. 2626, 2627, 2629, 2630, 2032, L.R Dag No. 1801, 1820, 1822, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.26 within Sub Registration Office at Sonarpur , Holding no- 244, Chakraborty Para Road, Kolkata- 103.in the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES** and the same is butted and bounded in the manner follows.

On the south: Holding No.244 & R.S DagNo. 1771(P)

On the North: Municipal Road.

On the East: R.S Dag No- 1786(P).

On the West: Land of Mr. Paik.

IN WITNESS WHEREOF the Owners hereto have executed this Power of attorney on the day month and year first above written.

Signed sealed and delivered by the
Within named Owners at Kolkata

WITNESS

1. *Tapas Bandyopadhyay*
Sonepur
KOL-158

1. *Nikhil Ghosh*

2. *Soma Ghosh*

3. *Charan Kumar Ghosh*

4. *Mousumi Ghosh Dey*

5. *Adait Ghosh*

SIGNATURE OF THE OWNERS

2. *Piyali Mukherjee*
Alipore, KOL-27

ETHA INFREALETY LLP

Nikhil Ghosh
Partner

ETHA INFREALETY LLP

Soma Ghosh
Partner

SIGNATURE OF THE ATTORNEY

Drafted by Me:-

Piyali Mukherjee

PIYALI MUKHERJEE
ADVOCATE
F/NO- 832/672/2011
ALIPORE POLICE COURT

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger	
	Left Hand					
	Right Hand					

Name:- NIKHIL GHOSH

Signature:- Nikhil Ghosh

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger	
	Left Hand					
	Right Hand					

Name:- SOMA GHOSH

Signature:- Soma Ghosh

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger	
	Left Hand					
	Right Hand					

Name:-

Signature:- Chandan Kumar Ghosh

Thumb 1 st Finger Middle Finger Ring Finger Small Finger



Left Hand					
Right Hand					

Name:-.....

Signature:- *Adwait Ghosh*.....

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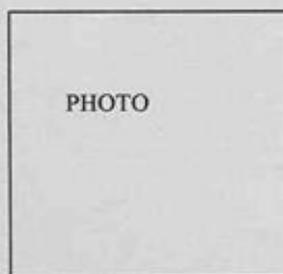


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Name:-.....

Signature:- *Mousumi Ghosh Dey*.....

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Left Hand					
Right Hand					

Name:-.....

Signature:-.....



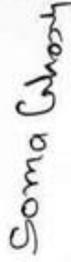
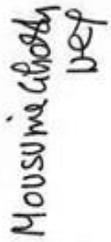
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

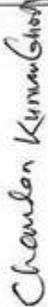
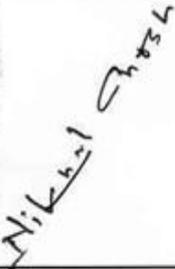
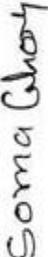
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

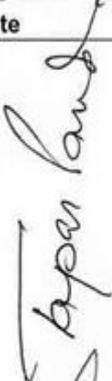
Signature / LTI Sheet of Query No/Year 16088001182127/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		2206 	 11.05.23
2	Mrs Soma Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		2210 	
3	Mrs Mousumi Ghosh Dey 192, Bidhanpally, City:- , P.O:- Garia, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		2213 	

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Chandan Kumar Ghosh Sucas Nest, 1596 Kumrakhali, City:-, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	Principal		 2211	
5	Mr Adwit Ghosh Sucas Nest, 1596 Kumrakhali, City:-, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	Principal		 2212	
6	Mr Nikhil Ghosh 825 Mahamayatala Road, City:-, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [Etha Infra Realty LLP]		 2206	
7	Mrs Soma Ghosh 825 Mahamayatala Road, City:-, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [Etha Infra Realty LLP]		 2210	

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapas Panda Son of Mr Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Mousumi Ghosh Dey, Mr Chandan Kumar Ghosh, Mr Adwit Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh		 22/4	 Tapas Panda 22/4

(Arindam Chakraborty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SONARPUR
 South 24-Parganas, West
 Bengal

Major Information of the Deed

Deed No :	I-1608-03748/2023	Date of Registration	12/05/2023
Query No / Year	1608-8001182127/2023	Office where deed is registered	
Query Date	10/05/2023 4:52:18 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Piyali Mukherjee Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 15,50,000/-		Rs. 12,37,10,400/-	
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]:- 160803509/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KAIBARTA PARA ROAD, Mouza: Elachi, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1807	LR-2626	Bastu	Bastu	226.5 Dec	5,00,000/-	9,86,63,400/-	Width of Approach Road: 30 Ft., , Project Name :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET, Mouza: Elachi, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1801	LR-2626	Bastu	Bastu	6.5 Dec	5,00,000/-	28,31,400/-	Width of Approach Road: 30 Ft., , Project Name :
L3	LR-1822	LR-2627	Bastu	Bastu	27 Dec	5,00,000/-	1,17,61,200/-	Width of Approach Road: 30 Ft., , Project Name :
L4	LR-1820	LR-2630	Bastu	Bastu	24 Dec	50,000/-	1,04,54,400/-	Width of Approach Road: 30 Ft., , Project Name :
		TOTAL :			57.5Dec	10,50,000 /-	250,47,000 /-	
	Grand Total :				284Dec	15,50,000 /-	1237,10,400 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Soma Ghosh Wife of Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs Mousumi Ghosh Dey Daughter of Late Soumitra Dey 192, Bidhanpally, City:- , P.O:- Garia, P.S:-Bansdronei, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Chandan Kumar Ghosh Son of Late Nityananda Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx4f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence</p>
5	<p>Mr Adwit Ghosh Son of Mr Chandan Kumar Ghosh Sucas Nest, 1596 Kumrakhali, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxx9b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Etha Infra Realty LLP 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aaxxxxx4d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Nikhil Ghosh Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1d,Aadhaar No Not Provided Status : Representative, Representative of : Etha Infra Realty LLP (as partner)
2	Mrs Soma Ghosh Wife of Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx1k,Aadhaar No Not Provided Status : Representative, Representative of : Etha Infra Realty LLP (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Mousumi Ghosh Dey, Mr Chandan Kumar Ghosh, Mr Adwit Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-45.3 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-45.3 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-45.3 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-45.3 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-45.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-1.3 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-1.3 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-1.3 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-1.3 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-1.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-5.4 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-5.4 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-5.4 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-5.4 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-5.4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Nikhil Ghosh	Etha Infra Realty LLP-4.8 Dec
2	Mrs Soma Ghosh	Etha Infra Realty LLP-4.8 Dec
3	Mrs Mousumi Ghosh Dey	Etha Infra Realty LLP-4.8 Dec
4	Mr Chandan Kumar Ghosh	Etha Infra Realty LLP-4.8 Dec
5	Mr Adwit Ghosh	Etha Infra Realty LLP-4.8 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KAIBARTA PARA ROAD, Mouza: Elachi, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1807, LR Khatian No:- 2626	Owner:সোমা ঘোষ, Gurdian:নিখিল , Address:পাটুলী, কোল ৪৭ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET, Mouza: Elachi, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1801, LR Khatian No:- 2626	Owner:সোমা ঘোষ, Gurdian:নিখিল , Address:পাটুলী, কোল ৪৭ , Classification:বাস্তু, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1822, LR Khatian No:- 2627	Owner:নিখিল ঘোষ, Gurdian:হারান চন্দ্র, Address:পাটুলী, কোল ৪৭ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1820, LR Khatian No:- 2630	Owner:অদ্বিত ঘোষ, Gurdian:চন্দন কুমার, Address:বোড়াল মেন রোড কোল ৮৪ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

On 10-05-2023

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 12,37,10,400/-



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

On 11-05-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:25 hrs on 11-05-2023, at the Private residence by Mr Nikhil Ghosh , one of the Executants.

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

Execution is admitted on 11/05/2023 by 1. Mr Nikhil Ghosh, Son of Late Haran Chandra Ghosh, 825 Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mrs Soma Ghosh, Wife of Mr Nikhil Ghosh, 825 Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mrs Mousumi Ghosh Dey, Daughter of Late Soumitra Dey, 192, Bidhanpally, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Chandan Kumar Ghosh, Son of Late Nityananda Ghosh, Sucas Nest, 1596 Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 5. Mr Adwit Ghosh, Son of Mr Chandan Kumar Ghosh, Sucas Nest, 1596 Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2023 by Mrs Soma Ghosh, partner, Etha Infra Realty LLP, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Mr Nikhil Ghosh, partner, Etha Infra Realty LLP, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business



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

On 12-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 1135, Amount: Rs.100.00/-, Date of Purchase: 11/05/2023, Vendor name: Sankar Kumar Sarkar



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 66294 to 66319

being No 160803748 for the year 2023.



(Arindam Chakraborty) 2023/05/15 03:44:40 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)