

012504/25

I-12331/2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 330988

14/8
8-244285/25

DEVELOPMENT POWER OF ATTORNEY AFTER SUPPLEMENTAL
REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
SUPPLEMENTAL DEVELOPMENT AGREEMENT MADE AND EXECUTED
ON 14TH AUGUST 2025 (TWO THOUSAND TWENTY-FIVE).

Certified that the document is admitted in
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.


District Sub-Register-1
Alipore, South 24 Pargana

14 AUG 2025

14 JUL 2025

S.L. No. 3485 Date.....

Name.....

Address.....

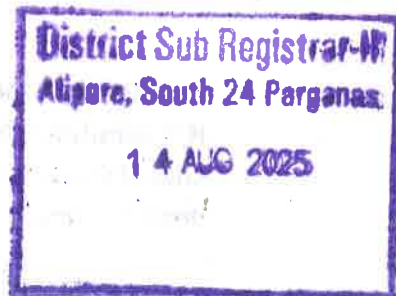
Value.....

RAJIB GHOSH
Advocate
6, Old Post Office Street
5th Floor, Kol-700001

Govt. Stamp Vender
SUSHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



Pradip Halder
To Debasish Halder
Malanch Mahimayen
P.O. Malanch
P.S. Sonarpur
Kol - 700145



SRI GOPAL KUNDU, (PAN- AFXPK7428J), (AADHAAR NO.- 4611 9977 9796), son of Late Dasarath Kundu, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 8/1A Baishnabghata Bye Lane, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, hereinafter referred to as the “**LANDOWNER**”/**PRINCIPAL**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns)hereby send Greetings.

IN FAVOUR OF

G.P. HOUSING PRIVATE LIMITED (PAN-AAECG8061G) (Mob. No.- 9830135704), a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office- Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by one of its Directors namely **SHRI GOPAL KUNDU, (PAN-AFXPK7428J) (Aadhaar No. 4611 9977 9796) (Mob 9830135704),** son of Late Dasarath Kundu, by faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal hereinafter referred to as the **DEVELOPER/ATTORNEY**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

A. The landowner/principal herein is the sole and absolute owner of ALL THAT piece or parcel of a Bastu land measuring about 2 Cottahs 12 Chittacks be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being Assessee No.- 211000100254, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District- South 24 Parganas, West Bengal.

B. Thereafter, the landowner herein obtained the sanction plan of G+III storied residential building on 11th November 2024 vide building permit no. 2024100174 from the Kolkata Municipal Corporation and entered into a **Development Agreement**, which was duly registered on 24.03.2025 in the office of D.S.R.-III, South 24-Parganas, West Bengal and recorded in the Book No.- I, Vol. No.- 1603-2025, Pages from 155592 to 155619, Being No.- 160305583 for the year 2025, and a **Development Power of Attorney** which was duly registered on 24.03.2025 in the office of D.S.R.-III, South 24-Parganas, West Bengal and recorded in the Book No.- I, Vol. No.- 1603-2025, Pages



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from 155440 to 155455, Being No.- 160305617 for the year 2025 with the Developer namely **G.P.HOUSING PRIVATE LIMITED**.

C. In the said **DEVELOPMENT AGREEMENT**, the **OWNER'S ALLOCATION** is mentioned as the entire third Floor and the entire ground floor except 2 (Two) car parking space of the Proposed Ground Plus Three (G+III) storied building and the **DEVELOPER'S ALLOCATION** is described as the 2 (Two) car parking spaces at the Ground floor, Entire First Floor and Entire Second Floor of the Proposed Ground Plus Three (G+III) storied building.

D. Thereafter as per the sanction plan, the developer has started construction of the Ground Plus Three (G+III) storied residential building at Premises No. 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254**, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata-700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal.

E. While developing the Ground Plus Three (G+III) storied residential building, the Developer was unable to sell the 4BHK Flat from the developer's allocation. So, the developer has proposed to the owner to construct two nos. of Flat i.e., one 2 BHK Flat and one 3 BHK Flat, in 1st Floor and 2nd Floor instead of one 4 BHK Flat on each Floor and 2 nos. of Car Parking Spaces and one 2 BHK Flat on the Ground Floor in the said Ground Plus Three (G+III) storied residential building to be constructed, but the plan of the entire 3rd Floor, which belongs to the Owner's Allocation, remains unchanged. After the acceptance of the aforesaid proposal by the owner herein, the developer has applied for a regularized plan to the Kolkata Municipal Corporation.

F. After getting the regularized sanction plan on 05.07.2025, the owner as well as the developer herein, execute a registered Supplementary Development Agreement on 14th August 2025 with **G.P. HOUSING PRIVATE LIMITED**, hereinafter referred to as the **DEVELOPER** to develop the schedule mentioned property on the terms and condition and stipulations contained in the said Agreement which was duly registered in the office of the District Sub Registrar at Alipore and recorded, in Book No. I, Volume No.1602 of 2025 as Deed No. ~~12306~~ for the year 2025.

G. One of the conditions contained in the said agreement is that the principal shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Supplementary Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.



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H. The principal therefore, appoint **G.P. HOUSING PRIVATE LIMITED (PAN-AAECG8061G) (Mob. No.- 9830135704)**, a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by one of its Directors namely **SHRI GOPAL KUNDU, (PAN-AFXPK7428J) (Aadhaar No.4611 9977 9796) (Mob 9830135704)**, son of Late Dasarath Kundu, by faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal, as principal's true and lawful Attorney for the purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.
2. To look after and manage the Said Holding in all respects as principal's Said Attorney shall deem fit and proper.
3. To defend possession, manage and maintain the Said Holding/Property.
4. To prepare and apply to the concern authority 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 concern authority and other statutory authorities and local bodies.
5. 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.
6. To appear and represent and act for the Land Owner in his 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, Land Acquisition Act, Land Reforms



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Act, and all other concerned authorities including office of the concern authority, 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.

7. 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 Owner before any authority or authorities including Notary, BL&LRO, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) 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.

8. 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 getting the plan approved from the concern authority and other appropriate authorities and also to appear and represent the Land Owner before concern authority and all the concerned authorities in connection with the aforesaid matters, electric connection and/or any other utilities in connection thereof from any authority or authorities.

9. To sign and submit all applications as may be required for securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owner before the concern authority and all other departments including Electricity Supply authorities, Gas Supply Authorities, 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.

10. 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



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authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding

11. 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.

12. To pay all fees 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

13. To receive a refund of the excess amount of fee, if any paid, for sanction, modification and/or alteration of the plans or the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.

14. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of developers allocation and also the undivided and impartibly share in the said Holding in terms of the Said Supplementary Development Agreement and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.

15. 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.

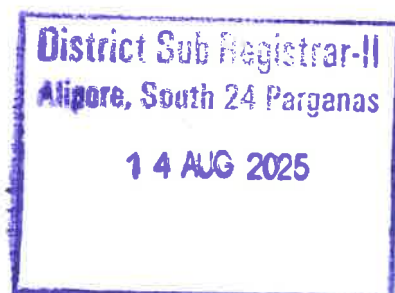
16. To apply for obtaining registration of project with the Real Estate Regulatory Authority of West Bengal and sign necessary papers on their behalf.

17. 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 Owner.



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18. For all or any of the purposes herein before stated to appear and represent the Land Owner 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 Owner 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 concern authority.
19. 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.
20. To appear before any Judge, Court, Tribunal, Authority, Collector's Office, Fire Brigade Office, Police, Survey, or other authorities and to do all things necessary in connection with the Said Premises.
21. 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.
22. 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.
23. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, and summons from time to time in connection with the matters herein contained.
24. To apply before the office of the concerned authority and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owner 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.
25. To apply before the office of the concerned authority and other authorities for separation, amalgamation, and apportionment of various parts and portions of the Said



Premises in the name of the Land Owner and for that purpose to pay necessary fees and charges in connection therewith.

26. 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.

27. To cause demolition of any existing structures on the Property of Said Holding.

28. 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 concern authority 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.

29. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.

30. 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.

31. To transfer the common areas in the Project Complex to the Association of the apartment owner and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owner in favour of such Association.

32. 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 the execution of the Project.

33. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.

34. The Land Owner 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.

35. For all or any of the purpose hereinbefore stated to appear and represent the Land Owner before all authorities having jurisdiction and to sign, execute submit papers and documents.

Generally, the said Attorney shall have the power to do all such other acts, deeds, and



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things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations in the said premises on principal's behalf as if I could have lawfully done if personally present.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever principal's said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the concern authority and the DEVELOPER herein also agreed with the proposal of the OWNER.

THE SCHEDULE ABOVE IS REFERRED TO

ALL THAT piece or parcel of a Bastu land measuring about **2 Cottahs 12 Chittacks** be the same or a little more or less, along with a structure standing thereon, measuring about 1000 SQ.FT., lying and situated in Mouza- Baishnabghata, J.L. No.-28, R. S. No. 11, Dag No.-162, Khatian No.-258, Touzi No-56, 158, Being Premises No- 6A, Baishnabghata Bye Lane, being **Assessee No.- 211000100254**, Post Office- Naktala, Police Station- Netaji Nagar, (Erstwhile Jadavpur), Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal which is butted and bounded by :

ON THE NORTH : 6K, Baishnabghata Bye Lane.

ON THE SOUTH : 20' Baishnabghata Bye Lane.

ON THE EAST : 5/1 Baishnabghata Balak Samity Club.

ON THE WEST : 6 Baishnabghata Bye Lane.



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IN WITNESS WHEREOF, THE PARTIES HERETO PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within within-named principal and
attorney in the presence of WITNESSES.

Gopal Kundu

SIGNATURE OF THE PRINCIPALS

1. *Pradip Halder*
36 Debarghish Halder
Mohamman, K01-145

G. P. Housing Pvt. Ltd.

Gopal Kundu

Director

2. *Nitankun Barmarjee*
Granta, K01-700084

SIGNATURE OF ATTORNEY

DRAFTED BY ME AS PER
INSTRUCTIONS AND DOCUMENTS
PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

High Court Calcutta, RCO Legal

(Advocates and Solicitors)

6, Old Post Office Street, Basement,

Room No. 1, Kolkata-700001

Enrolment No. F/2190/2005 of 2019.



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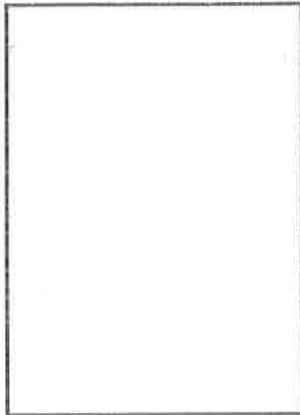
14 AUG 2025

SPECIMEN FROM FOR TEN FINGERPRINTS



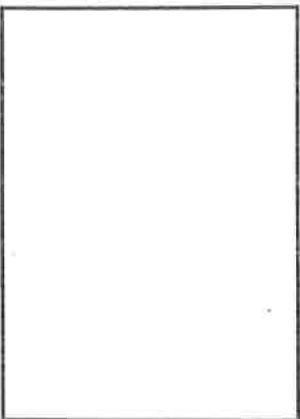
Gopal Kunder	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Gopal Kunder.



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



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Major Information of the Deed

Deed No :	I-1602-12331/2025	Date of Registration	14/08/2025
Query No / Year	1602-8002344285/2025	Office where deed is registered	
Query Date	14/08/2025 5:46:14 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9073475197, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 64,49,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160212306/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



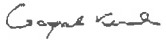
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 6A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 12 Chatak	1/-	54,99,999/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.5375Dec	1 /-	54,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	9,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	9,50,000 /-	



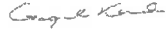
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Kundu Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office	Photo  14/08/2025	Finger Print  Captured LTI 14/08/2025	Signature  14/08/2025
8/1A, Baishanbghata Bye Lane Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	G.P.Housing Private Limited 19T, Baishnabghata Bye Lane,, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: AAxxxxxx1G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Kundu (Presentant) Son of Late Dasarath Kundu Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office	Photo  Aug 14 2025 5:54PM	Finger Print  Captured LTI 14/08/2025	Signature  14/08/2025
8/1A, Baishnabghata Bye Lane Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : G.P.Housing Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Halder Son of Mr Debasish Halder Malancha Mahinagar, City:- , P.O:- Malancha, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145		 Captured	
	14/08/2025	14/08/2025	14/08/2025
Identifier Of Mr Gopal Kundu, Mr Gopal Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G.P.Housing Private Limited-4.5375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G.P.Housing Private Limited-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160212331 / 2025

On 14-08-2025

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 17:49 hrs on 14-08-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Gopal Kundu ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,49,999/-

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

Execution is admitted on 14/08/2025 by Mr Gopal Kundu, Son of Late Dasarath Kundu, 8/1A, Baishanbghata Bye Lane Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Pradip Halder, , , Son of Mr Debasish Halder, Malancha Mahinagar, P.O: Malancha, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

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

Execution is admitted on 14-08-2025 by Mr Gopal Kundu, Director, G.P.Housing Private Limited, 19T, Baishnabghata Bye Lane,, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Pradip Halder, , , Son of Mr Debasish Halder, Malancha Mahinagar, P.O: Malancha, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 330988, Amount: Rs.50.00/-, Date of Purchase: 14/07/2025, Vendor name: Subhojit Deb



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 504616 to 504633

being No 160212331 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.08.19 18:27:43 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/08/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.