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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 469508

9/1203753/24
14/5/24

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

Notarized that the document is admitted to the public use and the signature is attached with the document as the part of the document. Date: 14th Day of May, 2024 (Two Thousand And Twenty-Four)

Notary Public, District Sub-Registrar,
Kolkata, South 22nd Ward

14 MAY 2024

Place: Kolkata

Parties:

GADIA ASSOCIATES PVT. LTD.

[Signature]

Director

GADIA ASSOCIATES PVT. LTD.

Abhishek Khoria

Authorised Signatory

Amrutesh Mondal
308 Sri Amar Mondal
Uxui, Bhutan Road
Barker Market
Pin 721458

3.1 **Niladri Ghosh** son of Late Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation Service residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal, [PAN BPIPG1833F], [Aadhaar No. 7340 0443 1518] & [Phone No. 9748759710].

3.2 **Minor Tiyaasha Ghosh** daughter of Late Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation student, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal, [Aadhaar No. 7670 2326 3674] & [Phone No. 9748759710], represented by her lawfully appointed guardian under the Guardian & Wards Act, (Act VIII of 1890), namely **Niladri Ghosh** son of Late Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation Service, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal [PAN BPIPG1833F], [Aadhaar No. 7340 0443 1518] & [Phone No. 9748759710]

3.3 **Raj Kumar Ghosh** son of Late Nabakumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Business, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal, [PAN AZEPG8148C] & [Aadhaar No. 7531 7280 3482];

3.4 **Sandhyarani Ghosh** wife of Late Nabakumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Housewife, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, District South 24 Parganas, Kolkata 700 151, West Bengal, [PAN CDNPG4415M] & [Aadhaar No. 3156 9168 0388];

3.5 **Mita Das** wife of Late Sanjay Das, by faith Hinduism, by nationality Indian, by occupation Service, residing at Dwarir Road, Post Office Rajpur-Sonarpur, Police Station Sonarpur, District South 24




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Parganas, Kolkata-700 151, West Bengal, [PAN AOIPD0351F] & [Aadhaar No. 6266 0900 5005];

3.6 **Swapan Kumar Ghosh** son of Late Kamal Krishna Ghosh, by faith Hinduism, by nationality Indian, by occupation Business, residing 68, Jiban Mohini Ghosh Park, Post Office and Police Station Haridebpur, Kolkata 700 082, West Bengal, [PAN AWCPG0204G] & [Aadhaar No. 5742 4842 0358];

3.7 **Surojeet Kumar Ghosh** son of Mr. Swapan Kumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Service, residing 68, Jiban Mohini Ghosh Park, Post Office and Police Station Haridebpur, Kolkata 700 082, West Bengal, [PAN DKVPG9913A] & [Aadhaar No. 5761 9807 1776];

(Hereinafter referred to as **Principals/Grantors**)

And

3.8 **Messieurs Gadia Associates Private Limited**, [PAN AAACG9834D] a private limited company, governed under the Companies Act, 2013, having its registered office at 209, Chittaranjan Avenue, 4th Floor, Post Office Beadon Street, Police Station Girish Park, Kolkata 700006, West Bengal, represented by its authorised Director namely **Mr. Sunil Gadia**, son of Ratan Lal Gadia, by occupation Business, by faith Hinduism, citizen of India, residing at CF-71, Salt Lake City, Sector-I, Police Station Bidhannagar, Post Office Tank No. 6, District North 24 Parganas, Kolkata- 700064, West Bengal, [PAN AFOPG2202F], [DIN 00553411], [AADHAAR No. 5577 7060 9729] & [Phone No. 9831064848]

(Hereinafter referred to as **Attorney**)

GADIA ASSOCIATES PVT. LTD.

 **Abhishek Khoria**

Authorised Signatory




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NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Subject Matter of Power of Attorney

4.1 Development of Said Property: Powers and authorities for development of the Said Property by constructing New Buildings thereon and with regard to said development to prepare, submit, and sanction / revalidation / modification / alteration of the Plans (**Building Plans**) for construction of the proposed new buildings in **ALL THAT** Land classified as *Bastu* measuring about **8.2500** (Eight Point Two Five Zero) decimal, more or less, equivalents to 5 (Five) Cottah, more or less, out of 56 (Sixteen) decimal TOGETHERWITH 150 Sq. Ft Old dilapidated Kachha structure, being a portion of R.S. Dag No. 858 corresponding to **L.R. Dag No. 1007** (One Thousand Seven), recorded in **L.R. Khatian Nos. 3421, 3424, 2091, 3423 & 3422**, Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur, within the limits of Ward No. 26 of the Rajpur-Sonarpur Municipality, having Holding No. 136, Dr. B. C. Roy Road, Charaktala, Jagaddal, Kolkata 700151, Additional District Sub-Registrar Sonarpur, in the District of South 24 Parganas, West Bengal, herein after referred to as the **Said Property**, more fully described in the **Second Schedule** written hereunder.

4.1 Said Agreement: By an Agreement of even date (**Development Agreement**), the Principals/Grantors being the Land Owners of the First Schedule Property have appointed the Attorney as the Developer of the Said Property for development thereof by construction of buildings on the Said Property (collectively **New Buildings**), in the manner and on the terms and conditions contained in the Development Agreement was registered in the Office of the Sonarpur, South 24 Parganas, in Book No. I, Volume No. 1608-2024, being Deed No. 160804024, for the year 2024.

Director

GADIA ASSOCIATES PVT. LTD.

Abhishek Kharia

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4.2 Reason for Granting of Powers: It is not possible for the Principals/Grantors to take steps necessary for development of the Said Property and sanction of the Building Plans and other ancillary and preparatory works and hence the Principals/Grantors is desirous of granting the following powers and authorities to the Attorney in relation to causing development of the Said Property and sanction of the Building Plans by the PGP and other authorities and accordingly the Principals/Grantors is granting certain powers and authorities in respect thereof to the Attorney, by this Power of Attorney.

4.4 Authority of the Principals/Grantors: The Principals/Grantors is authorized to make this Power of Attorney.

5. Appointment

5.1 Hereby Made: The Principals/Grantors hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Principals/Grantors, to do all acts, deeds and things mentioned below, jointly and/or severally, for and in the name of and on behalf of the Principals/Grantors.

6. Powers and Authorities

6.1 Sanction of Building Plans: The Principals herein already sanctioned a Building Plan from the Rajpur-Sonarpur Municipality (RSM) vide **Building Permit No. 59/C3/26/01 dated 19th Day of August, 2021** and to cause the Building Plans to be revalidated/modified/alterd and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/ revalidated/modified/alterd by the concerned authorities and to pay fees, costs and charges for such sanction.



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6.2 **Dealing with Authorities:** To look after and pursue the matter with the PGP, Building Department and all other appropriate authority or authorities relating to the amalgamation, mutation, conversion, separation, payment of fees, Panchayet taxes and/other Panchayet related matters in regard to the Said Property.

6.3 **Enter into the Said Property:** To enter into the said Property or any part or parts thereof either alone or along with it's men and agents for the purpose of construction work on the said Property and to exploit the Said Project for commercial purpose and erecting the proposed Building thereon.

6.4 **Plans and Construction:** To cause the Building Plans for construction of the proposed new buildings on the Said Property to be prepared, submitted and sanctioned/revalidated/modified/alterd by the PGP and other statutory and government authorities and to cause the proposed new buildings to be constructed and to pay fees, costs, charges therefor.

6.5 **Execution of Documents:** To sign and submit all papers, documents, statements, undertakings, declarations, applications, returns, affidavits, plans and all other relevant papers as may be required for having the Building Plans sanctioned and/or re-sanctioned and/or revalidated and/or modified and/or altered by the PGP, Building Department and for having other ancillary and/or preparatory clearances to be given and/or utility connections to be given by the PGP for the development of the Said Property and to sign all papers, documents, statements, undertakings, declarations, applications, returns, affidavits to Zila Parshad, North 24 Parganas, Pollution Control Board, Airports Authority of India, Concerned Department under West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, BSNL, West Bengal State Electricity Board and

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all other appropriate authority or authorities for having obtained regulatory permissions and/or licenses and/or clearances and/or permission for constructions and/or utility connections for development of the Said Property and/or in the Said Property and/or in the proposed new buildings in the Said Property or any part or portion thereof or other authorities to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

6.6 Regulatory Clearances: To apply for and obtain requisite clearances, permissions including but not limited to the clearance under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Board, license and permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and to appear before all or any authorities for such clearances, licenses, permission for construction and to sign and submit all papers, applications and documents in connection with the same.

6.7 Modification of Plans and Occupancy: To receive back the sanctioned Building Plans and for modification to resubmit the same and to apply for occupancy certificate and other permissions and in this regard to appear and take final steps for obtaining all kinds of permissions.

6.8 Payment of Fees: To pay fees for obtaining sanction of the Building Plans and other orders, permissions, licenses and permission for construction from concerned authorities which are expedient for the sanction /revalidation / modification/ alteration of the Building Plans, Pollution Control Board, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and also to submit the title deeds and other

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documents concerning the Said Land and to receive back the same. To receive refund of deposits or excess amount of fees, if any, paid for sanction/revalidation/modification/alteration of the Building Plans, permissions or for any purpose relating to Building Plans and construction of the proposed new buildings on the Said Property and to receive and grant valid receipts and discharges in respect thereof.

6.9 Signing and Execution: To sign, execute, modify, cancel, alter, draw, submit and present for registration and admit execution and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and/or re-validation of the Building Plans, clearance from Pollution Control Board, license and/or permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and obtaining all utilities from West Bengal State Electricity Board, BSNL, PGP, Zila Parishad, North 24 Parganas and all other concerned authorities and to have the same registered and obtain all permissions and clearances, from time to time, as may be required for the same.

6.10 Connection of Utilities: To apply for and obtain Telephone, Electricity, Water, Gas, Sewage and/or connections of any other utilities, permits for escalators, transformers, lifts, substations, and also completion/occupancy and other certificates from the PGP, Zila Parishad, North 24 Parganas and/or other authorities.

6.11 Watch and Ward: To employ and appoint watchmen, guards, and other security personnel for the Said Property.

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6.12 Testing and Preparatory Work: To test soil, do excavation and other preparatory works for construction of the proposed new buildings on the Said Property.

6.13 Construction: To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the building comprised of the said Property accordance with the building plan to sanctioned the PGP and/or other concerned authorities and accordance with all the applicable rules and regulations made by the Government West Bengal, PGP, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities that behalf for the time being.

6.14 Conversion: To convert the nature of said plot of shali land comprised of said Property into Bastu/Housing Complex from the concerned authority and sign application and other relevant documents respect thereof on behalf of the Principals/Grantors, as the said Attorney deem fit and proper.

6.15 Legal Action: To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property/proposed new buildings and to accept any notice and service of papers from any Court (including the High Court of Calcutta and the Supreme Court of India), Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc., to sign vakalatnama, sign and verify plaints, written statement, petitions, memorandum of appeal for any proceedings in any manner whatsoever.

6.16 Outgoings: To receive demands for rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account



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of the Said Property or any part thereof and to pay the same in accordance with law and to collect valid receipts therefore.

6.17 Employment: To appoint and employ architects, structural engineers, civil engineers and/or such other agents as may be required for sanction/ revalidation/modification/alteration of the Building Plans and construction of the proposed new buildings on the Said Property and for obtaining clearances, licenses, permissions of Pollution Control Board, Airports Authority of India, West Bengal State Electricity Board, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and all other authorities and to negotiate and finalize the terms of such appointment and to sign and deliver the appointment papers and do all acts, deeds and things as may be required in this regard.

6.18 Appointment: To appoint Solicitors, Advocates, Chartered Accountants, Consultants, Architects, Structural Engineers, Contractor/Contractors and/or other agents as may be required for effectually discharging the powers and authorities granted herein.

6.19 Appearance: To appear before Courts, Tribunals, Income Tax Authorities, Co-operative Societies and the PGP, Zila Parishad, North 24 Parganas, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, Fire Brigade, Police, Notary Public and/or any other legal authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities and undertakings etc. as be required to enforce all powers and authorities contained herein.

6.20 Agreement for Sale of Developer's Allocation: To enter into Agreement of for Sale (registered or unregistered) of the flats, units, shops, car parking spaces, common areas and other areas togetherwith the undivided impartible proportionate share in land or interest in the

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Said Property and pertaining to the Developer's Allocation in the New Building mentioned in the **Part III** of the **Second Schedule** hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in its absolute discretion think fit and proper and/or to cancel and/ or repudiate the same.

6.21 Transfer of Developer's Allocation: To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for presentation, to admit execution, registration, and receive Original Registration Receipt from registering authority and put signature on the back of the Original Registration Receipt and obtain the Original Deed from the registration department and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the Developer's Allocation at the Said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually conveying the Developer's Allocation or any part of parts thereof in all respects as the Principals/Grantors could do the same by herself to any third party.

6.22 Payment and Receive: To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the applications of the money.



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6.23 **Insurance:** To insure the Said Property (if necessary) against all risks such as fire, tempest, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the Said Building and other assets and lives therein as the said Attorney may think fit and proper.

6.24 **Project Finance:** To arrange for financing of the Said Project by any nationalized Bank/private Bank/Non-Banking Financial Institution/other entity and to obtain loans for the Said Project and to deposit the Original Title Documents and other documents of title relating to the Said Property with such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity as security for the purpose of such Project Finance and to create a mortgage/charge in favour of such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Allocation and to sign and execute all documents on behalf of the Principals/Grantors to avail such Project Finance.

6.25 **Buyer's Finance:** To arrange for financing/loans for the Transferees of the Said Project (Buyers' Finance) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Principals/Grantors in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.

6.26 **General:** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

7. **Ratification**

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7.1 **Ratification Hereby Made:** The Principals/Grantors hereby ratify and confirm and agree to ratify and confirm all actions of the Attorney made in pursuance of this Power of Attorney and the Attorney doth hereby further declare that it will not do anything inconsistent with this Development Power of Attorney.

**First Schedule
(Said Property)
(Subject Matter of Agreement)**

ALL THAT Land classified as *Bastu* measuring about **8.2500** (Eight Point Two Five Zero) decimal, more or less, equivalents to 5 (Five) Cottah, more or less, out of 56 (Sixteen) decimal TOGETHERWITH 150 Sq. Ft Old dilapidated Kachha structure, being a portion of R.S. Dag No. 858 corresponding to **L.R. Dag No. 1007** (One Thousand Seven), recorded in **L.R. Khatian Nos. 3421, 3424, 2091, 3423 & 3422**, *Mouza Jagaddal*, J.L. No. 71, Police Station Sonarpur, within the limits of Ward No. 26 of the Rajpur-Sonarpur Municipality, having Holding No. 136, Dr. B. C. Roy Road, Charaktala, Jagaddal, Kolkata 700151, Additional District Sub-Registrar Sonarpur, in the District of South 24 Parganas, West Bengal, the Said Property is delineated and demarcated on the Plan annexed hereto and bordered in Colour Red thereon and the Said Property is butted and bounded as follows-

On the North	: 40' Feet Wide Dr. B C Roy Road
On the East	: By Land of LR Dag No. 858
On the South	: By Land of LR Dag No. 858
On the West	: By Land of LR Dag No. 858

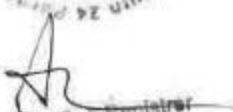
TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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Second Schedule
(The Principal/Grantors' Allocation)
Part-I

The Developer shall, at its own costs and expenses, construct, finish, fully complete and deliver to the Land Owner and handover undisputed possession of Four Flats having one Flat in each Floor and each flat having Super-Built up Area measuring about 600 (Six Hundred) Square Feet in the New Building, in a habitable condition according to the Sanctioned Plan. It is clarified that the Land Owner's Allocation shall include proportionate undivided, impartible and indivisible share in the Said Property, common areas, amenities and facilities made available in the Said Project such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building.

Part-II
(Developer's Allocation)

The Developer shall be fully and completely entitled to the remaining all areas in the New Building after handing over the Land Owners' Allocation. It is clarified that the Developer's Allocation shall include proportionate undivided, impartible and indivisible share in the Said Property, common areas, amenities and facilities made available in the Said Project such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building.

8. Execution and Delivery

GADIA ASSOCIATES PVT. LTD.

 **Abhishek Khoria**

Authorised Signatory




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8.1 **In Witness Whereof** the Principals/Grantors and the Attorney have executed this Power of Attorney on the above date.

Niladri Ghosh

(Niladri Ghosh)

Niladri Ghosh.

(Minor Tiyaasha Ghosh
represented by her
appointed guardian
namely Niladri Ghosh)

27/01/2021

Raj Kumar Ghosh

(Raj Kumar Ghosh)

(Sandhyarani Ghosh)

Mita Das

(Mita Das)

Swapn Kumar Ghosh.

(Swapn Kumar Ghosh)

Surojeet Kumar Ghosh

(Surojeet Kumar Ghosh)

[Principals/Grantors]

GADIA ASSOCIATES PVT. LTD.

Sunil

Director

[Gadia Associates Private Limited
represented by its Director namely Sunil
Gadia]

[Attorney]

Prepared in my office:

(SANJAY SADHU)

Advocate

Enrolment No. WB/770/2000

District Judges Court, Barasat, North 24 Parganas

Witnesses:

Signature

Name - Anupam Mondal

Father's Name - Amrit Mondal

Address - Ururi, Post Office - Ururi,
Police Station - Bhupatinagar,
District-Purba Medinipur, PIN-
721458, West Bengal.

Signature

Name PRADIP KUMAR THAKUR

Father's Name Pradeep Thakur

Address 209, P.R. Avenue, HO-6

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Abhishek Khoria

Authorized Signatory



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SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants
and/or purchaser
Presentants



Signature-

[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Signature-

[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Signature-

[Handwritten signature]

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

GADIA ASSOCIATES PVT. LTD.

Abhishek Khoria

Authorised Signatory



[Handwritten Signature]

Additional District Sub-Registrar
Sonarpur

South 24 Parganas

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SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants
and/or purchaser
Presentants



Signature-

Niladri Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Signature-

Sujan Kumar Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Signature-

Shriyesh Kumar Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

GADIA ASSOCIATES PVT. LTD.

Abhishek Kharia

Authorised Signatory



Adl. Dist.-sub Registrar
Sonarpur
South 24 Parganas

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SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants
and/or purchaser
Presentants



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little

Signature-

Raj Kumar Shukla

PHOTO

Little

Ring

Middle

(Left Hand)

Fore

Thumb

Signature-

Thumb

Fore

Middle

(Right Hand)

Ring

Little

PHOTO

Little

Ring

Middle

(Left Hand)

Fore

Thumb

Signature-

Thumb

Fore

Middle

(Right Hand)

Ring

Little

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Abhishek Khoria

Authorised Signatory



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Major Information of the Deed

Deed No :	I-1608-04030/2024	Date of Registration	14/05/2024
Query No / Year	1608-8001203753/2024	Office where deed is registered	
Query Date	14/05/2024 1:34:01 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anupam Mondal Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9002365684, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 47,25,004/-		
Rs. 100/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article E, E)		
	Development Power of Attorney after Registered Development Agreement of (Deed No./Year):- 160804024/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, 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-1007	LR-3421	Bestu	Danga	1.8125 Dec		10,38,069/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1007	LR-3424	Bestu	Danga	1.8125 Dec		10,38,069/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1007	LR-2091	Bestu	Danga	1 Dec		5,72,728/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1007	LR-3423	Bestu	Danga	1.8125 Dec		10,38,069/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1007	LR-3422	Bestu	Danga	1.8125 Dec		10,38,069/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	0 /-	47,25,004 /-	
		Grand Total :			8.25Dec	0 /-	47,25,004 /-	

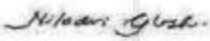
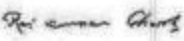
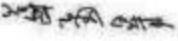
GADIA ASSOCIATES PVT. LTD.

Abhishek Kheria

Authorised Signatory

04/07/2024, Query No:-16088001203753 / 2024 Deed No I-04030/2024,
Document is digitally signed.

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Niladri Ghosh Son of Late Sushanta Ghosh Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office	Photo  14/05/2024	Finger Print  Captured 14/05/2024	Signature  14/05/2024
Dr. B.C. Roy Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: 8Pxxxxxx3F, Aadhaar No: 73xxxxxxxx1518, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office				
2	Name Tiyasha Ghosh Daughter of Late Sushanta Ghosh Dr. B.C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth: XX-XX-2XX9 , PAN No.: bpxxxxxx3f, Aadhaar No: 78xxxxxxxx3674, Status :Minor, Executed by: Guardian, Executed by: Guardian	Photo  14/05/2024	Finger Print  Captured 14/05/2024	Signature  14/05/2024
Dr. B.C. Roy Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AZxxxxxx8C, Aadhaar No: 75xxxxxxxx3482, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office				
4	Name Sandhyarani Ghosh Wife of Late Nabakumar Ghosh Executed by: Self, Date of Execution: 14/05/2024 , Admitted by: Self, Date of Admission: 14/05/2024 ,Place : Office	Photo  14/05/2024	Finger Print  Captured 14/05/2024	Signature  14/05/2024

GADIA ASSOCIATES PVT. LTD.

Abhishek Khoria

Authorised Signatory

Dr. B.C. Roy Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8, PAN No.: CDxxxxxx5M, Aadhaar No: 31xxxxxxxx0388, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024, Admitted by: Self, Date of Admission: 14/05/2024, Place : Office

Name	Photo	Finger Print	Signature
Mita Das (Presentant) Wife of Late Sanjay Das Executed by: Self, Date of Execution: 14/05/2024 Admitted by: Self, Date of Admission: 14/05/2024, Place : Office		 Captured	
14/05/2024	LT1	14/05/2024	

Dwarir Road, City:- Not Specified, P.O:- Rajpur Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: AOxxxxxx1F, Aadhaar No: 62xxxxxxxx5005, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024, Admitted by: Self, Date of Admission: 14/05/2024, Place : Office

Name	Photo	Finger Print	Signature
Swapan Kumar Ghosh Son of Late Kamal Krishna Ghosh Executed by: Self, Date of Execution: 14/05/2024 Admitted by: Self, Date of Admission: 14/05/2024, Place : Office		 Captured	
14/05/2024	LT1	14/05/2024	

68, Jiban Mohini Ghosh Park, City:- Not Specified, P.O:- Haridebpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7, PAN No.: AWxxxxxx4G, Aadhaar No: 57xxxxxxxx0358, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024, Admitted by: Self, Date of Admission: 14/05/2024, Place : Office

Name	Photo	Finger Print	Signature
Surojeet Kumar Ghosh Son of Swapan Kumar Ghosh Executed by: Self, Date of Execution: 14/05/2024 Admitted by: Self, Date of Admission: 14/05/2024, Place : Office		 Captured	
14/05/2024	LT1	14/05/2024	

68, Jiban Mohini Ghosh Park, City:- Not Specified, P.O:- Haridebpur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-2XX1, PAN No.: DKxxxxxx3A, Aadhaar No: 57xxxxxxxx1776, Status :Individual, Executed by: Self, Date of Execution: 14/05/2024, Admitted by: Self, Date of Admission: 14/05/2024, Place : Office

GADIA ASSOCIATES PVT LTD.

Abhishek Khoria

Authorised Signatory

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Gadia Associates Private Limited 209, Chittaranjan Avenue, 4th Floor, City:- , P.O:- Beadon Street, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: aaxxxxxx4d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

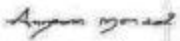
Guardian Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Niladri Ghosh Son of Late Sushanta Ghosh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>May 14 2024 3:13PM</td><td>LIT</td><td>14/05/2024</td><td>14/05/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Niladri Ghosh Son of Late Sushanta Ghosh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured		May 14 2024 3:13PM	LIT	14/05/2024	14/05/2024	Dr. B.C. Roy Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: BPxxxxxx3F, Aadhaar No: 73xxxxxxxx1518 Status : Guardian, Guardian of : Tiyaasha Ghosh		
Name	Photo	Finger Print	Signature													
Niladri Ghosh Son of Late Sushanta Ghosh Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured														
May 14 2024 3:13PM	LIT	14/05/2024	14/05/2024													

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sunil Gadia Son of Ratan Lal Gadia Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office		 Captured	
		May 14 2024 1:20PM	LIT 14/05/2024	14/05/2024
CF-71, Salt Lake City, Sector-I, City:- , P.O:- Tank No Six, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: afxxxxxx2f, Aadhaar No: 55xxxxxxxx9729 Status : Representative, Representative of : Gadia Associates Private Limited (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Anupam Mondal Son of Arvika Mondal Uruli, City:- , P.O:- Uruli, P.S:-Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721458		 Captured	
14/05/2024	14/05/2024	14/05/2024	14/05/2024

GADIA ASSOCIATES PVT LTD.

Abhishek Khoria

Authorised Signatory

04/07/2024 ,Query No:-16088001203753 / 2024 Deed No 3-04030/2024, Document is digitally signed.

Identifier Of Niladri Ghosh, Raj Kumar Ghosh, Sandhyarani Ghosh, Mita Das, Swapan Kumar Ghosh, Surojeet Kumar Ghosh, Niladri Ghosh, Sunil Gadia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Niladri Ghosh	Gadia Associates Private Limited-0.90625 Dec
2	Tiyasha Ghosh	Gadia Associates Private Limited-0.90625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Raj Kumar Ghosh	Gadia Associates Private Limited-1.8125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sandhyarani Ghosh	Gadia Associates Private Limited-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mita Das	Gadia Associates Private Limited-1.8125 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Niladri Ghosh	Gadia Associates Private Limited-0.258929 Dec
2	Tiyasha Ghosh	Gadia Associates Private Limited-0.258929 Dec
3	Raj Kumar Ghosh	Gadia Associates Private Limited-0.258929 Dec
4	Sandhyarani Ghosh	Gadia Associates Private Limited-0.258929 Dec
5	Mita Das	Gadia Associates Private Limited-0.258929 Dec
6	Swapan Kumar Ghosh	Gadia Associates Private Limited-0.258929 Dec
7	Surojeet Kumar Ghosh	Gadia Associates Private Limited-0.258929 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1007, LR Khatian No:- 3421	Owner:মি. গদা, Gurdian:স্বপন , Address:রা , Classification:সম, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1007, LR Khatian No:- 3424	Owner:মি. গদা, Gurdian:স্বপন , Address:রা , Classification:সম, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1007, LR Khatian No:- 2091	Owner:মি. গদা, Gurdian:স্বপন , Address:রা , Classification:সম, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1007, LR Khatian No:- 3423	Owner:মি. গদা, Gurdian:স্বপন , Address:রা , Classification:সম, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1007, LR Khatian No:- 3422		Owner Name not selected by applicant.

GADIA ASSOCIATES PVT. LTD.

Abhishek Kharia

Authorised Signatory

Endorsement For Deed Number : I - 160804030 / 2024

On 14-05-2024

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

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

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 13:51 hrs on 14-05-2024, at the Office of the A.D.S.R. SONARPUR by Mita Das , 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 47,25,004/-

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

Execution is admitted on 14/05/2024 by 1. Niladri Ghosh, Son of Late Sushanta Ghosh, Dr. B.C. Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 2. Raj Kumar Ghosh, Son of Late Nabakumar Ghosh, Dr. B.C. Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 3. Sandhyarani Ghosh, Wife of Late Nabakumar Ghosh, Dr. B.C. Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife, 4. Mita Das, Wife of Late Sanjay Das, Dwarir Road, P.O: Rajpur Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service, 5. Swapan Kumar Ghosh, Son of Late Kamal Krishna Ghosh, 68, Jiban Mohini Ghosh Park, P.O: Haridebpur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 6. Surojeet Kumar Ghosh, Son of Swapan Kumar Ghosh, 68, Jiban Mohini Ghosh Park, P.O: Haridebpur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Identified by Anupam Mondal, , , Son of Amrita Mondal, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

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

Execution is admitted on 14-05-2024 by Sunil Gadia, director, Gadia Associates Private Limited, 208, Chittaranjan Avenue, 4th Floor, City:- , P.O:- Beadon Street, P.S:-Girish Park, District-Kolkata, West Bengal, India, PIN:- 700008

Identified by Anupam Mondal, , , Son of Amrita Mondal, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Executed by Guardian

Execution is admitted by Niladri Ghosh, , Son of Late Sushanta Ghosh, Dr. B.C. Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service as the guardian of minor Tiyaasha Ghosh, Dr. B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151

Identified by Anupam Mondal, , , Son of Amrita Mondal, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Payment of Fees

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

GADIA ASSOCIATES PVT. LTD.

Abhishek Khuria

Authorised Signatory

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 4973, Amount: Rs.100.00/-, Date of Purchase: 24/06/2023, Vendor name: Mita Dutta



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

GADIA ASSOCIATES PVT. LTD.



Authorized Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 105107 to 105133
being No 160804030 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.07.04 13:43:56 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 04/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

GADIA ASSOCIATES PVT. LTD.

Abhishek Khoria

Authorised Signatory