

5165/24

D-5008/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 510271

18/11/24  
 8-1224083/24

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

**TO ALL TO WHOM** these presents shall come I,

**1. SRI TAPAN KUMAR BANERJEE [PAN CBPPB2963R] [AADHAAR 6005 8758 4038]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **2. SRI SANTI BANERJEE [PAN GZDPB3292P] [AADHAAR 8865 8944 2203]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **3. SRI LAL MOHAN BANERJEE [PAN BJKXPB5365E] [AADHAAR 3264 4997 3002]**, son of Late Haripada Banerjee, by faith Hindu, by

*Certified that the document is submitted to registration. The Signatures shall not be admissible if State attached to the instrument are not the same.*

Additional District Sub-Registrar  
 District Dum Dum, 24 P.W. (North)

8-1224083/24

ক্রমিক নং 1509 তারিখ 14-05-24  
মুকা ২/৩ - S.G Developer  
ক্রতা : 218, Gopalshahari Road,  
ঠিকানা : P.S. Nager Baran, Kullu-70028  
জেগার : Ranjita Pal  
লাইসেন্স নং :  
কালিপুর দমদম এস. আর. অফিস

উত্তরণের নাম : রঞ্জিতা পাল  
উত্তরণের নাম :- ব্যক্তিগত  
টি.ডি. নং : 25 APR 2024  
স্ট্যাম্প খরিশের তারিখ :  
এ টি.ডি. নং মোট কত টাকার 130000  
স্ট্যাম্প খরিশ করা হইয়াছে।



Advt. District Sub-Registrar  
Cossipore, Dum Dum

16 MAY 2024

Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **4. SRI DILIP BANERJEE [PAN BENPB1150E] [AADHAAR 7829 3938 8561]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **5. SMT KAMALA BANERJEE [PAN GZDPB3293N] [AADHAAR 5758 1428 5092]**, wife of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, **5A. SRI MITHUN BANERJEE [PAN BAVPB2649N] [AADHAAR 9581 5869 7050]**, son of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Service, both are residing at 50 NO, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **6. SMT DIPALI BANERJEE [PAN CEMPB6019Q] [AADHAAR 4986 3389 8778]**, wife of Late Bulan Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **7. SMT SANDHYA DAS[PAN BSDPD3958C] [AADHAAR 6137 1170 6421]**, wife of Nepal Chandra Das, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/11, Nagendra Nath Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **8. SMT ARATI ROY [PAN EJZPR2189M] [AADHAAR 7690 3995 1933]**, wife of Sunil Roy, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O. Ganti, P.S. Narayanpur, Kolkata - 700132, District North 24 Parganas, State- West Bengal, hereinafter referred to and called as the "**PRINCIPALS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**Recital part of the property**

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

**AND WHEREAS** the Government of West Bengal (hereinafter referred to as the "Government") offered to all reasonable facilities to such persons hereinafter referred to as the "Refugees") for residence in West Bengal.

**AND WHEREAS** a considerable number of such people were compelled by circumstances to use vacant lands in urban areas for homestead purpose.

**AND WHEREAS** Smt Parul Bala Banerjee, wife of Late Haripada Banerjee, the Donee therein was one of such person who had come to use and occupy a piece or parcel of homestead land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas.

**AND WHEREAS** Smt Parul Bala Banerjee, the Donee therein being a refugee displaced from East Pakistan (for Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

**AND WHEREAS** the Government of West Bengal with the intent to rehabilitate the refugee from East Pakistan (for Now Bangladesh) acquired the land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony, Kolkata-700028**,

Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, in the urban area under the provision of L.D.P. ACT, 1948/L.A. Act I of 1894 including the plot now in occupation of Smt Parul Bala Banerjee, the Donee therein .

**AND WHEREAS** it has been decided by the Government to confer absolute right title and interest by the way of Gift in the said demised land more fully described in the schedule there under written unto and in favour of Smt Parul Bala Banerjee, the Donee therein and she is having agreed to surrender her leasehold interest and the said Deed of Lease dated on 23.12.1982.

**AND WHEREAS** thereafter the GOVERNOR of the State of West Bengal, the Donor therein through Refugee Relief and Rehabilitation Department West Bengal executed a registered Deed of Gift on 19.08.1987 registered at Additional District Registrar North 24 Parganas, Barasat and recorded in Book No I, Volume No I, Pages 257 to 260, Being No 65, for the Year 1987, in favour of Minubala Banerjee, the Donee therein.

**AND WHEREAS** thus Smt Parul Bala Banerjee, the landowner therein became the absolute owner of the above mentioned property measuring an area of **ALL THAT** a piece and parcel of homestead land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, **Locality/ Street: Hind Colony**, Kolkata-700028, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and Smt Parul Bala Banerjee, the landowner therein enjoyed the same free from all encumbrances and without any interruption from anybody or from any corner.

**AND WHEREAS** thereafter said Smt Parul Bala Banerjee, the landowner therein died intestate on 22.09.1989 leaving behind her surviving **6(Six) sons** namely **Sri Tapan Kumar Banerjee, Sri Joydeb Banerjee, Sri Santi**

**Banerjee, Sri Bulan Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee and 2 (Two)** daughters namely **Smt Sandhya Das, Smt Arati Roy**, as her only legal heirs and successors and the property left by Smt Parul Bala Banerjee, since deceased were jointly inherited by **Sri Tapan Kumar Banerjee, Sri Joydeb Banerjee, Sri Santi Banerjee, Sri Bulan Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Sandhya Das and Smt Arati Roy**, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956(Each having undivided **1/8 th share** of the total property. This is hereby clearly mentioned Haripada Banerjee, husband of Smt Parul Bala Banerjee, since deceased, was predeceased her wife.

**AND WHEREAS** while in course of enjoyed the **undivided 1/8<sup>th</sup> share** of the total property one of the co sharer namely Joydeb Banerjee died intestate on 12.05.2008 leaving behind his surviving wife namely **Smt Kamala Banerjee** and 1(One) son namely **Sri Mithun Banerjee, as his only legal heirs and successors** and the undivided 1/8<sup>th</sup> share of the total property left by Joydeb Banerjee, since deceased were jointly inherited by **Smt Kamala Banerjee and Sri Mithun Banerjee**, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu succession Act 1956(Each having undivided **1/16<sup>th</sup> share** of the total property).

**AND WHEREAS** while in course of enjoyed the **undivided 1/8<sup>th</sup> share** of the total property another co sharer namely Bulan Banerjee died intestate on 24.07.2009 leaving behind his only surviving wife namely **Smt Dipali Banerjee as his only legal heir and successor** and the **undivided 1/8<sup>th</sup> share** of the total property left by Bulan Banerjee, since deceased was inherited by **Smt Dipali Banerjee**, by virtue of hereditary right of her husband and also by virtue of Hindu succession Act 1956. This is hereby clearly mentioned that Bulan Banerjee, since deceased and Smt Dipali Banerjee had no child of their own.

**AND WHEREAS** thus **Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati**

By, the landowners therein and principals herein jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of homestead land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and the landowners herein jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

**AND WHEREAS** thus **Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy**, the landowners therein and principals herein jointly for construction of proposed (G+5) storied building thereon the said property executed a registered Development Agreement in favour of the Developer therein and attorney herein on **16/05/2024** registered at Additional District Sub Registrar Cossipore Dum Dum and recoded in Book No 1, Being No. 5003 for the year 2024.

**AND WHEREAS** due to our (principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs of our under schedule mentioned property.

We do hereby nominate, constitute, authorize and appoint **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA**

*Moumita Das*

**DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]** , son of Late Manindra Chandra Nandi , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm.**

**AND WHEREAS** our attorney **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]** , son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm**, shall Act as our true and lawful attorney for us, in our names and on our behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.

2. To appear and represent us before any authority and authorities including the South Dum Dum Municipality, The Kolkata Metropolitan Development Authority, Fire Brigade, CESC/WBSEB, West Bengal Police, B.L & L.R.O. The Competent Authority under the Urban Land (ceiling and regulation) Act. 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan, Revised sanction Plan and to submit the plan before the South Dum Dum Municipality and take delivery of title deed concerning the said premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of proposed multi storied building thereon as per sanctioned plan which to be approved and sanctioned by the South Dum Dum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as per the written terms and conditions in the said Deed of Agreement for the Development of the said premises as mentioned above.

8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modification and / or alteration by the South Dum Dum Municipality in respect of our property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending purchaser/ purchasers in respect of the Developer's allocated portion mentioned in the said Development Agreement as mentioned above and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchasers/ Purchasers in respect of the Developer's allocated and save and except the landowners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the Development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.
12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises as mentioned above.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all Deeds and documents including Sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of

Registration in respect of the Developer's allocated portion only and save and except the landowner's allocation.

14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of the Developer's allocated portion only and save and except the landowners allocation as stated in the said Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in our names and on our behalf to do all acts and deeds in favour of the intending purchaser/purchasers and to present the said conveyance for registration before the competent registering authority in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of the Developer's allocated portion only as written in the said Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the under schedule-mentioned property in the name of the Attorney as and on our behalf in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement dated as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sale of under schedule mentioned property in his/her/their own names and on our behalf in respect of Developer's allocated portion only and save and except the landowners allocation as stated in the Development agreement as mentioned above.
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part

thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY till completion of sale of the units of the said building.
22. To advertise in the newspapers for obtaining Purchaser/purchasers for sale of the flat / commercial and car parking space in the proposed building in respect of Developer's allocated portion only and save and except the landowner's allocation as written in the said Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principals.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we would do if we personally represent notwithstanding the Power of Attorney in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other

works till the completion of the whole deal / transaction as per the said Development Agreement as mentioned above.

**SCHEDULE ABOVE REFERRED TO**

**( PROPERTY )**

**ALL THAT** a piece and parcel of Bastu land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659** P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is butted and bounded in the manner as follows :-

**ON THE NORTH BY** : Land and building of Pompy Paul;

**ON THE SOUTH BY** : Existing IV storied building;

**ON THE EAST BY** : Existing II storied building and 6'-0" ft Wide Passage;

**ON THE WEST BY** : Existing V storied building;

**IN WITNESS WHEREOF** we the Principals and attorney each hereunto set and subscribed our respective hand and seals on the 16th day of May Two Thousand and Twenty Four (2024).

Signed Sealed and Delivered at Kolkata by the Principals in the presence of:-

**Witness:-**

1. *Madhusudhan*  
*Sardesare Notary*  
*KM-113*

*Jagan Kany Bata*  
*MANISH BANERJEE*  
*KAMATA BANERJEE*  
*MITHUN BANERJEE*  
*DIPALI BANERJEE*  
*473*  
*512*

**SIGNATURE OF THE PRINCIPALS**

2. *Manish Bhattacharya*  
*BD-6, D.B. Nagar*  
*KM-53*

**S G DEVELOPER**

*Manish Bhattacharya*

As only signatory authority  
**Partner**

**SIGNATURE OF THE ATTORNEY**

**Prepared By:-**

*Manish Bhattacharya*  
**Manish Bhattacharya**  
BD/6, Deshbandhu Nagar  
Kolkata-700059  
L. No. DW. XI.45.  
A.D.S.R. Cossipore Dum Dum

**Composed by:-**

*Avijit Paul*  
**Avijit Paul**  
100, S.S. Road, Dum Dum  
Kolkata-700030.  
A.D.S.R. Cossipore Dum Dum

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

Sl. No.	Signature of the Executants/Presentants						
		Little	Ring	Middle	Fore	Thumb	
			Left	Hand			
							
		Bapur Kumar Banerjee					
		Little	Ring Left	Middle Hand	Fore	Thumb	
							
	2011/12/24/25/26						
		Little	Ring Left	Middle Hand	Fore	Thumb	
							
	2011/12/24/25/26						













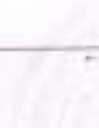
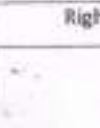
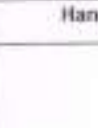







PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/Presentants					
 	Little	Ring	Middle	Fore	Thumb	 
		Left	Hand			
	Thumb	Fore	Middle	Ring	Little	    
		Right	Hand			
	Little	Ring	Middle	Fore	Thumb	    
	Thumb	Fore	Middle	Ring	Little	    
Right	Hand	Hand				
 	Little	Ring	Middle	Fore	Thumb	 
		Left	Hand			
	Thumb	Fore	Middle	Ring	Little	    
		Right	Hand	Hand		
	Little	Ring	Middle	Fore	Thumb	    
	Thumb	Fore	Middle	Ring	Little	    
Right	Hand	Hand				
 	Little	Ring	Middle	Fore	Thumb	 
		Left	Hand			
	Thumb	Fore	Middle	Ring	Little	    
		Right	Hand	Hand		
	Little	Ring	Middle	Fore	Thumb	    
	Thumb	Fore	Middle	Ring	Little	    
Right	Hand	Hand				

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

Sl. No.	Signature of the Executants/Presentants					
	 Dipali Bhanushir	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Anuradha	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Anuradha	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
		Little	Ring	Middle	Fore	Thumb
		Left		Hand		
						
		Thumb	Fore	Middle	Ring	Little
		Right		Hand		
						
		Little	Ring	Middle	Fore	Thumb
		Left		Hand		
		Thumb	Fore	Middle	Ring	Little
		Right		Hand		
						
		Little	Ring	Middle	Fore	Thumb
		Left		Hand		
		Thumb	Fore	Middle	Ring	Little
		Right		Hand		
						

### Major Information of the Deed

Deed No :	I-1506-05008/2024	Date of Registration	16/05/2024
Query No / Year	1506-8001224083/2024	Office where deed is registered	
Query Date	16/05/2024 10:41:41 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranajit Das Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9/-	Rs. 24,17,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150605003/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Saigachi, , Ward No: 24, Holding No:26 Pin Code : 700028




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-3893	LR-1939	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3893	LR-5270	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-3893	LR-4839	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-3893	LR-2168	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-3893	LR-1729	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-3893	LR-3520	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-3893	LR-6258	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-3893	LR-659	Bastu	Bastu	139.5 Sq Ft	1/-	2,98,182/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>2.5575Dec</b>	<b>8 /-</b>	<b>23,85,456 /-</b>	
<b>Grand Total :</b>					<b>2.5575Dec</b>	<b>8 /-</b>	<b>23,85,456 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	120 Sq Ft.	1/-	32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>120 sq ft</b>	<b>1 /-</b>	<b>32,400 /-</b>	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAPAN KUMAR BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 Captured 16/05/2024	 16/05/2024
14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.:: CBxxxxxx3R, Aadhaar No: 60xxxxxxxx4038, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				

2

Name	Photo	Finger Print	Signature
<b>Mr SANTI BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 Captured LTI 16/05/2024	 16/05/2024


14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: GZxxxxxx2P, Aadhaar No: 88xxxxxxxx2203, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

3



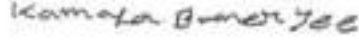


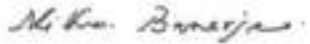


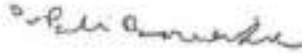


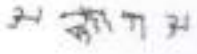
Name	Photo	Finger Print	Signature
<b>Mr LAL MOHAN BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 Captured LTI 16/05/2024	 16/05/2024

14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BXxxxxxx5E, Aadhaar No: 32xxxxxxxx3002, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

4

Name	Photo	Finger Print	Signature
<b>Mr DILIP BANERJEE</b> Son of Late Haripada Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 Captured LTI 16/05/2024	 16/05/2024

14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BExxxxxx0E, Aadhaar No: 78xxxxxxxx8561, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
<b>Mrs KAMALA BANERJEE</b> Wife of Late Joydev Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured LTI 16/05/2024	 16/05/2024	
50 NO, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: GZxxxxxx3N, Aadhaar No: 57xxxxxxxx5092, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
<b>Mr MITHUN BANERJEE</b> Son of Late Joydev Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured LTI 16/05/2024	 16/05/2024	
50 NO, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BAxxxxxx9N, Aadhaar No: 95xxxxxxxx7050, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
<b>Mrs DIPALI BANERJEE</b> Wife of Late Bulan Banerjee Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured LTI 16/05/2024	 16/05/2024	
14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: CExxxxxx9Q, Aadhaar No: 49xxxxxxxx8778, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				
8	Name	Photo	Finger Print	Signature
<b>Mrs SANDHYA DAS</b> Wife of Nepal Chandra Das Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured LTI 16/05/2024	 16/05/2024	










14/11, Nagendra Nath Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BSxxxxxxx8C, Aadhaar No: 61xxxxxxxx6421, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Mrs ARATI ROY</b> Wife of Sunil Roy Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office	 16/05/2024	 Captured LTI 16/05/2024	 16/05/2024
Kadihati Akashdeep, Sir Ramesh Mitra Road, City:- , P.O:- Gantl, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: EJxxxxxx9M, Aadhaar No: 76xxxxxxxx1933, Status :Individual, Executed by: Self, Date of Execution: 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office				




#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S G DEVELOPER</b> 218, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs MOUMITA DAS (Presentant)</b>                      Wife of Mr Sanjay Das                      Date of Execution - 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office                 </td> <td>   May 16 2024 11:05AM                 </td> <td>   Captured LTI 16/05/2024                 </td> <td>   16/05/2024                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs MOUMITA DAS (Presentant)</b> Wife of Mr Sanjay Das Date of Execution - 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 May 16 2024 11:05AM	 Captured LTI 16/05/2024	 16/05/2024
Name	Photo	Finger Print	Signature						
<b>Mrs MOUMITA DAS (Presentant)</b> Wife of Mr Sanjay Das Date of Execution - 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 May 16 2024 11:05AM	 Captured LTI 16/05/2024	 16/05/2024						
7/27, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ATxxxxxx5M, Aadhaar No: 50xxxxxxxx6256 Status : Representative, Representative of : S G DEVELOPER (as PARTNER)									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Madhu Das</b> Son of Gourango Ch Das Sodepur Natagarh, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700113		 Captured	
	16/05/2024	16/05/2024	16/05/2024

Identifier Of Mr TAPAN KUMAR BANERJEE, Mr SANTI BANERJEE, Mr LAL MOHAN BANERJEE, Mr DILIP BANERJEE, Mrs KAMALA BANERJEE, Mr MITHUN BANERJEE, Mrs DIPALI BANERJEE, Mrs SANDHYA DAS, Mrs ARATI ROY, Mrs MOUMITA DAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

#### Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-0.0355209 Dec
2	Mr SANTI BANERJEE	S G DEVELOPER-0.0355209 Dec
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-0.0355209 Dec
4	Mr DILIP BANERJEE	S G DEVELOPER-0.0355209 Dec
5	Mrs KAMALA BANERJEE	S G DEVELOPER-0.0355209 Dec
6	Mr MITHUN BANERJEE	S G DEVELOPER-0.0355209 Dec
7	Mrs DIPALI BANERJEE	S G DEVELOPER-0.0355209 Dec
8	Mrs SANDHYA DAS	S G DEVELOPER-0.0355209 Dec
9	Mrs ARATI ROY	S G DEVELOPER-0.0355209 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
2	Mr SANTI BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
3	Mr LAL MOHAN BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
4	Mr DILIP BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
5	Mrs KAMALA BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
6	Mr MITHUN BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
7	Mrs DIPALI BANERJEE	S G DEVELOPER-13.33333300 Sq Ft
8	Mrs SANDHYA DAS	S G DEVELOPER-13.33333300 Sq Ft
9	Mrs ARATI ROY	S G DEVELOPER-13.33333300 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, ,  
Ward No: 24, Holding No:26 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3893, LR Khatian No:- 1939	Owner:তপন বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3893, LR Khatian No:- 5270	Owner:পাণ্ডি বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3893, LR Khatian No:- 4839	Owner:শ্যাম সোমন বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3893, LR Khatian No:- 2168	Owner:বিনয় বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3893, LR Khatian No:- 1729	Owner:রুহিনী বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3893, LR Khatian No:- 3520	Owner:বৃন্দা বানার্জী, Gurdian:হরিপদ বানার্জী, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3893, LR Khatian No:- 6258	Owner:সম্মা দাস, Gurdian:লক্ষ্মণ চন্দ দাস, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3893, LR Khatian No:- 659	Owner:অরতি রায়, Gurdian:পাণ্ডি রায়, Address:নিক , Classification:বাহু, Area:0.00320000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150605008 / 2024**

On 16-05-2024

**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) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 10:59 hrs on 16-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs MOUMITA DAS ,

**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 24,17,856/-

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

Execution is admitted on 16/05/2024 by 1. Mr TAPAN KUMAR BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mr SANTI BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 3. Mr LAL MOHAN BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 4. Mr DILIP BANERJEE, Son of Late Haripada Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 5. Mrs KAMALA BANERJEE, Wife of Late Joydev Banerjee, 50 NO, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 6. Mr MITHUN BANERJEE, Son of Late Joydev Banerjee, 50 NO, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 7. Mrs DIPALI BANERJEE, Wife of Late Bulan Banerjee, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 8. Mrs SANDHYA DAS, Wife of Nepal Chandra Das, 14/11, Nagendra Nath Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 9. Mrs ARATI ROY, Wife of Sunil Roy, Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O: Ganti, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession House wife

Indetified by Madhu Das, , , Son of Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 16-05-2024 by Mrs MOUMITA DAS, PARTNER, S G DEVELOPER, 218, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Madhu Das, , , Son of Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, 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/-

**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 1504, Amount: Rs.100.00/-, Date of Purchase: 14/05/2024, Vendor name: R Paul

*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 152110 to 152138

being No 150605008 for the year 2024.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2024.05.17 11:03:36 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 17/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.