

18974/23 VC 4446/23

18235/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AG 354302

✓
Certified that the document is sufficient for
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

✓
District Sub-Register-III
Alipore, South 24-Parganas

28.11.23

DEVELOPMENT POWER AFTER REGISTERED AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We

(1) MISS. JHARNA GHOSHAL CHAUDHURI, (PAN No. AYIPG7550K)
(AADHAAR No. 2974 9870 4671), daughter of Late Jyotsna Ghoshal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Householding, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa (2) SMT. NANDITA GHOSHAL CHOUDHURI, (PAN No. ANZPC4093M)
(AADHAAR No. 8981 5700 4409) wife of Late Samir Ghosal Chaudhuri, by Nationality-Indian, by faith-Hindu, by occupation-Housewife, residing at

07 NOV 2023

JL No. 767 Date

Name S. Kartikar

Address Alipore Judges court Kol-27

Vendor Sig.



TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

Tharona Ghoshal chandhuri



15813

Tharona Ghoshal chandhuri



15817

Vandita Ghoshal Choudhury



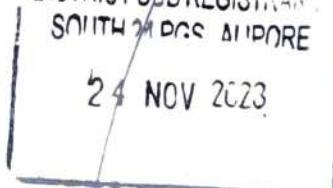
15815

Sayandeep Ghosal Chaudhury



15816

Jivu Ghoshal chandhuri



110/11, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P.S. Garfa, (3) SRI SAYANDEEP GHOSAL CHAUDHURY (PAN No. AWFPC4720Q) (AADHAAR No. 6233 2672 6258), son of Late Samir Ghosal Chaudhury, by Nationality-Indian, by faith-Hindu, by occupation- Service, residing at 39, K.P. Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, and (4) SRI SISIR GHOSAL CHOWDHURY (PAN No. AKNPC4124E) (AADHAAR No. 4468 0187 0012) son of Late Jyotsna Ghosal Chowdhury, by Nationality-Indian, by faith-Hindu, by occupation- Business, residing at 39, K.P.Roy Lane, Kolkata-700 078, P.O.Haltu, P.S.Garfa, all within the District of South 24-Parganas,

SEND GREETINGS:-

WHEREAS we are jointly seized and possessed of all that piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 05 Cottahs 04 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078**, (having mailing address 110/11, K.P. Roy Lane, Kolakta - 700078) (being Assessee No.31-105-13-0039-0), in the District of South 24-Parganas, and are paying taxes regularly which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**said property**".

AND WHEREAS we the Owners herein entered into a Development Agreement on 22nd day of November, 2023 in respect of our said property being known as **Municipal Premises No. 39, K.P.Roy Lane, Kolkata-700 078**, P. S. Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, in the District of South 24-Parganas with the Developer "**CREATIVE**" (PAN No. AARFC7669N) a partnership firm

having its registered office at 8, Studio Lane, Kolkata-700078, (having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI KALYAN SARKAR** (PAN No. **ATAPS4250K**) (**AADHAAR No. 5370 0461 6175**), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (2) **SMT. SRABONI ROY** (PAN No. **AFMPR6403B**) (**AADHAAR No. 2802 0129 1696**), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata -700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, Volume No.1603-2023, Pages 490372 to 490410 being No.160317970 for the year 2023.

AND WHEREAS in pursuance of the said Development Agreement we the owners herein jointly and severally appointed "**CREATIVE**" (PAN No. **AARFC7669N**) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, represented by its Partners (1) **SRI KALYAN SARKAR** (PAN No. **ATAPS4250K**) (**AADHAAR No. 5370 0461 6175**), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and (2) **SMT. SRABONI ROY** (PAN No. **AFMPR6403B**) (**AADHAAR No. 2802 0129 1696**), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata -700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas as our true and lawful Attorneys to do the following acts, deeds and things for us, in our names, on our behalf and in our place.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute and authorise "**CREATIVE**" (PAN No. AARFC7669N) a partnership firm having its registered office at 8, Studio Lane, Kolkata-700078,(having mailing address Hemlata Kutir, 2, Jadavgarh, Kolkata- 700 078), P.O. Haltu, P.S. Garfa, in the District of South 24-Parganas, represented by its Partners **(1) SRI KALYAN SARKAR** (PAN No. ATAPS4250K) (**AADHAAR No. 5370 0461 6175**), son of Sri Khagendra Nath Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Hemlata Kutir, 2, Jadavgarh, Kolakta-700 078, P.O. Haltu, P. S. Garfa and **(2) SMT. SRABONI ROY** (PAN No. AFMPR6403B) (**AADHAAR No. 2802 0129 1696**), wife of Sri Bhabatosh Roy and daughter of Sri Nikhil Ranjan Sarkar, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/45A, Jadavgarh, Kolkata - 700078, P.O. Haltu, P. S. Garfa, all within the District of South 24-Parganas, as our true and lawful **ATTORNEYS** for us, in our names, on our behalf and in our place to do or commit or cause to be done or committed the following acts, deeds and things jointly and severally in respect of the aforesaid Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078, P. S. Garfa, that is to say:

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/ or other inputs and facilities as required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the construction/ development in relation to the said property.
3. To appear and represent us for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., B.L & L.R.O, D.L. & L.R.O., G.S.T. Authority, Survey Department, Fire Brigade, Police Department, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate

Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokalatnama and other authorities, to act and plead; to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorneys shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorneys shall think fit and proper to do so and to discharge and/or terminate his or their appointment.
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
7. To sign, execute and submit building plans, documents, statements, papers, undertakings, Affidavit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipal Corporation and to apply for on our behalf and to represent us before The Kolkata Municipal Corporation for obtaining completion certificate, house drainage connection, water connection and to obtain the form "C" clearance for fixing of Lift and all other allied works to be executed and signed by the said Attorneys in any manner concerning the aforesaid purpose and to appear and represent us before any Notary Public.

Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorneys in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorneys shall deem fit and proper to do so and to discharge and/ or terminate his or their appointments.

8. To enter into Agreement for Sale in respect of the developer's allocation of the said premises or any part or portion thereof with any intending Purchaser or Purchasers on such terms as our said Attorneys in their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
9. To receive from the intending Purchaser or Purchasers any money for the developer's allocation of the building that would be paid to our said Attorneys by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
10. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the developer's allocation of the building or any part or portion thereof receiving the consideration money and admit execution thereof on our behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which our said Attorneys shall consider necessary for transferring and/ or conveying the said property or any part or portion thereof to the

11. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorneys ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Land measuring 05 Cottahs 10 Chittaks and 30 square feet at present in the actual physical measurement the land area is found 05 Cottahs 04 Chittaks 35 Square feet more or less together with structure standing thereon lying and situated at Mouza-Dhakuria, J.L. No. 18, Touzi No. 230/233, Pargana-Khaspur, appertaining to Khatian No. 121, Sub-Khatian No. 122, comprising part of Dag No. 1418/1652, P.S.Garfa, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 105, being known as **Municipal Premises No. 39, K. P. Roy Lane, Kolkata-700 078**, (having mailing address 110/11, K.P. Roy Lane, Kolakta-700078) (being Assessee No.31-105-13-0039-0), in the District of South 24-Parganas, together with all right of easement belonging and appurtenant thereto which is butted and bounded in the manner following :-



On the North : By Premises No.38, K. P. Roy Lane ;

On the South : By Premises No.40, K. P. Roy Lane ;

On the East : By Premises No.1A, K. P. Roy Lane ;

On the West : By 20' feet wide Black Top Road.

IN WITNESS WHEREOF we have set and subscribe our respective hands hereunto this the 24th day of November, 2023.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANTS AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Bhabatosh Ray
1/45A Jadavpur
P.O. Halli
Kol-78
2. Subrata Karmakar
Baruipur
Dist. 743610.

1. Shazna Ghoshal Choudhury
2. Nandita Ghoshal Choudhury
3. Sayandeep Ghosal Choudhury
4. Sisir Ghosal Choudhury

SIGNATURE OF THE EXECUTANTS

say in witness
2

Subrata Karmakar

SIGNATURE OF THE CONSTITUTED
ATTORNEYS

DRAFTED BY :-

Subrata Karmakar
(SUBRATA KARMAKAR)
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen
(SANDEEIP SEN)
DHAKURIA, KOLKATA - 700 027



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Tharana Ghoshal Chaudhuri*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Nandita Ghoshal Choudhuri*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sagandeep Ghosal Chaudhury*

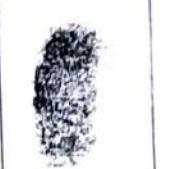


Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

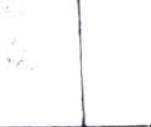
Name

01/01/2018

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... KALYAN SARKAR

Signature..... lalit s. k. sarkar

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... Snaboni Roy

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature..... Abdullah Chowdhury (Unidentified)

Major Information of the Deed

Deed No.:	I-1603-18235/2023	Date of Registration:	28/11/2023
Query No./Year:	1603-8002880441/2023	Office where deed is registered:	
Query Date:	23/11/2023 12:55:11 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUBRATA KARMAKAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331405190, Status : Advocate		
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. 3,000/-	Rs. 1,48,98,347/-		
Stampduty Paid(SD)	Registration Fee Paid:		
Rs. 100/- (Article 48(g))	Rs. 53/- (Article E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160317970/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 39, , Ward No: 105 Pin Code : 700078

Sch. No	Plot Number	Khatian Number	Land Use	Area of Land Proposed ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 4 Chatak 35 Sq Ft	2,000/-	1,48,71,347/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road, , Project Name :
Grand Total :				8.7427Dec	2,000/-	148,71,347/-	

Structure Details :

Sch. No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,000/-	27,000/-	

Principal Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Miss JHARNA GHOSHAL CHAUDHURI (Presentant) Daughter of Late JYOTSNA GHOSHAL CHAUDHURI 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AYxxxxx0K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence
2	Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence
3	Smt NANDITA GHOSHAL CHAUDHURI Wife of Late SAMIR GHOSHAL CHAUDHURI 100/11, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence
4	Shri SAYANDEEP GHOSAL CHAUDHURY Son of Late SAMIR GHOSHAL CHAUDHURY 39, K. P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Attorney Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	CREATIVE 8. STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: AAxxxxx9N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Shri SISIR GHOSAL CHOWDHURY Son of Late JYOTSNA GHOSAL CHOWDHURY 39, K.P. ROY LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxx4E,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)

2	Shri KALYAN SARKAR Son of Shri KHAGENDRA NATH SARKAR 2, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx0K,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)
3	Smt SRABONI ROY Wife of Shri BHABATOSH ROY 1/45A, JADAVGARH, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : CREATIVE (as DEVELOPER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MITHUN CHOWDHURY Son of Mr ANANTA CHOWDHURY MADARAT PURBA PARA, City:- , P.O:- MADARAT, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610			

Identifier Of Miss JHARNA GHOSHAL CHAUDHURI, Shri SISIR GHOSAL CHOWDHURY, Shri SISIR GHOSAL CHOWDHURY, Shri KALYAN SARKAR, Smt SRABONI ROY, Smt NANDITA GHOSHAL CHAUDHURI, Shri SAYANDEEP GHOSAL CHAUDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-2.18568 Dec
2	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-2.18568 Dec
3	Smt NANDITA GHOSHAL CHAUDHURI	CREATIVE-2.18568 Dec
4	Shri SAYANDEEP GHOSAL CHAUDHURY	CREATIVE-2.18568 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Miss JHARNA GHOSHAL CHAUDHURI	CREATIVE-25.00000000 Sq Ft
2	Shri SISIR GHOSAL CHOWDHURY	CREATIVE-25.00000000 Sq Ft
3	Smt NANDITA GHOSHAL CHAUDHURI	CREATIVE-25.00000000 Sq Ft
4	Shri SAYANDEEP GHOSAL CHAUDHURY	CREATIVE-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160318235 / 2023

On 23-11-2023

Certificate of Market Value (W.B.P.U.V. rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,48,98,347/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24- PARGANAS
South 24-Parganas, West Bengal

On 24-11-2023

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

Presented for registration at 19:25 hrs on 24-11-2023, at the Private residence by Miss JHARNA GHOSHAL CHAUDHURI , one of the Executants.

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

Execution is admitted on 24/11/2023 by 1. Miss JHARNA GHOSHAL CHAUDHURI, Daughter of Late JYOTSNA GHOSHAL CHAUDHURI, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri SISIR GHOSAL CHOWDHURY, Son of Late JYOTSNA GHOSAL CHOWDHURY, 39, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , Scuth 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Smt NANDITA GHOSHAL CHAUDHURI, Wife of Late SAMIR GHOSHAL CHAUDHURY, 100/11, K.P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 4. Shri SAYANDEEP GHOSAL CHAUDHURY, Son of Late SAMIR GHOSAL CHAUDHURY, 39, K. P. ROY LANE, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr ANANTA CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

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

Execution is admitted on 24-11-2023 by Shri SISIR GHOSAL CHOWDHURY, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr ANANTA CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

Execution is admitted on 24-11-2023 by Shri KALYAN SARKAR, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr MITHUN CHOWDHURY, , Son of Mr ANANTA CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

Execution is admitted on 24-11-2023 by Smt SRABONI ROY, DEVELOPER, CREATIVE, 8, STUDIO LANE, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr MITHUN CHOWDHURY, . . Son of Mr ANANTA CHOWDHURY, MADARAT PURBA PARA, P.O: MADARAT, Thana: Baruipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-11-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 767, Amount: Rs.100.00/-, Date of Purchase: 07/11/2023, Vendor name: T K Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2023, Page from 497788 to 497805
being No 160318235 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.11.29 10:54:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/11/2023

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

DATED : THIS THE 24TH DAY OF NOVEMBER, 2023

DEVELOPMENT POWER
AFTER REGISTERED AGREEMENT

BY

1. MISS. JHARNA GHOSHAL CHAUDHURI
2. SMT. NANDITA GHOSHAL CHAUDHURI
3. SRI SAYANDEEP GHOSAL CHAUDHURY
4. SRI SISIR GHOSAL CHOWDHURY

..... EXECUTANTS

IN FAVOUR OF

"CREATIVE"

REPRESENTED BY ITS PARTNERS

1. SRI KALYAN SARKAR
2. SMT. SRABONI ROY

..... CONSTITUTED
ATTORNEYS

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027