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375
8-1121091/24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 458246

Notarized that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar
Kolkata Dum Dum, 24 Parganas

03 MAY 2020

DEVELOPMENT POWER OF ATTORNEY

(after registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENT that We **1. SRI ARNAB BASU** [PAN:- BCLPB3662F] [Aadhaar No. 741754389319] , son of Late Anish Basu , AND **2. SMT. GARGI BASU** [PAN:-AMGPB1828B] [Aadhaar No. 341334469343] , daughter of Late Anish Basu , both by faith:- Hindu , by Nationality:- Indian , by occupation:- Service , both residing at 45/4 , Kabi Mukunda Das Road , 3 No. Rail Gate , P.O. Rabindra Nagar , P.S. Dum Dum Cantonment , Kolkata:-700065 , Dist. North 24 Parganas ,,

Cont.....P/2

8-1121091/24
ASOS YAM E O

No. 5036 value 1000.
Date 23.02.2024
Sold to Arijit Ghosh (Adv)
Address Barasat Court.

Vendor Sign 

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14

23 FEB 2024

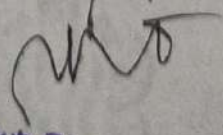
03 MAY 2024

Arijit Ghosh
Adv.



Barasat Court

ENR, WP/2852/99



Adl. District Sub-Registrar
Cossipore, Dum Dum

03 MAY 2024

nominate and appoint **JAI JAGANNATH CONSTRUCTION** [PAN:- AAUFJ0918L], a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , represented by its **6(six) partners** namely **1. SRI BIPLAB ROY CHOWDHURY**, [PAN:-ADEPR2788R] [Aadhaar No.558440218482] , son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S.Airport , Kolkata :-700051, Dist. North 24 Parganas , **2. SRI NARAYAN CHANDRA MAZUMDER** , [PAN:- AELPM4398A] , [Aadhaar No.314371348681] , son of Late Girindra Mohan Mazumder, by faith:- Hindu , residing at 116, Sarat Bose Lane , P.O. Rajbari , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , **3. SRI DEBASIS GHOSH** [PAN:-AGDPG3547K] , [Aadhaar No.369832431820] , son of Late Sunil Kumar Ghosh , residing at 7/5/7 , Rishi Arabinda Park , P.O. Birati , P.S. Airport , Kolkata:-700051 **4. SMT. RIMA GHOSH** [PAN:- BPJPG4434F] , [Aadhaar No.714076369147] , wife of Sri Gopal Ghosh , residing at Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas, **5. SRI AMAL GHOSH** [PAN:- AIGPG2921G] , [Aadhaar No.970671810610] son of Late Haricharan Ghosh , residing at Chandiberia , Near ANKUR CLUB , P.O.Krishnapur , P.S. New Town , Kolkata :-700102 , Dist. North 24 Parganas, **6. SMT. SWAPNA DUTTA** [PAN:- DNNPS3037N] , [Aadhaar No.763825492233] wife of Sri Debashis Dutta , residing at 42 , Kabi Nabin Sen Road , P.O. & P.S. Dum Dum , Kolkata :-700028, Dist. North 24 Parganas , all (**Sl. 1 to 6**) by Nationality:- Indian , by faith:- Hindu , by occupation:- Business , to be ***Lawful Attorney*** in respect of our landed property mentioned in the schedule written here under.



[Handwritten signature]

Addl. District Sub-Registrar
Coaspore, Dum Dum

03 MAY 2024

WHERE AS *Sri Anish Basu (Bose)* , since deceased , son of Late Dwijendra Nath Bose , acquired a landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** which is lying and situated at Dist.:- **North 24 Pargans**, Mauja :- **Digla**, J.L. **18** , Re.Su. **161** , Tauji:- **173** , comprised in R.S. Dag No. **7 (Seven)** , R.S.Khatian No. **2034 (hal) & 364 (old)** , P.S. **Dum Dum** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum**, and *South Dum Dum Municipality* , by virtue of a Registered Bengali *Deed of Settlement* , being No.**5786 / 1976** dt. **15.08.1976** which was executed by his mother *Smt. Latika Basu* wife of Late Dwijendra Nath Bose and registered at Sub-Registry office at **A.D.S.R.-Cossipore , Dum Dum** , and recorded in Book No.I , Vol. **95** and Page:- **196 - 200** of the same registry office.

AND WHERE AS while ceased , possessed and sufficiently entitled to the aforesaid property , said *Anish Basu (Bose)* passed away on **14-10-2009** and his wife *Pranati Basu (Bose)* passed away on **27-07-2019** leaving behind their **1(one)** son namely **Sri Arnab Basu** and **1(one)** daughter namely **Smt. Gargi Basu** , both are **Land owners herein** , as the *Legal heirs and Successors* of the Property which was left by said deceased *Anish Basu (Bose) & Pranati Basu (Bose)*.

THUS , by virtue of Law of Inheritance and Hindu Succession Act .1956 said **Sri Arnab Basu** and **Smt. Gargi Basu** , *Landowners herein* , both are son and daughter of Late Anish Basu (Bose) , jointly **ABSOLUTE OWNERS** of above mentioned landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a dilapidated R.T.S which is lying and situated at Dist.:- **North 24 Pargans**, Mauja :- **Digla**, J.L. **18** , Re.Su. **161** , Tauji:- **173** , comprised in R.S. Dag No. **7 (Seven)** , R.S.Khatian No. **2034 (Hal) & 364 (old)**, P.S. **Dum Dum** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum**, and *South Dum Dum Municipality* , under ward No.2 , being Holding No. **136/2 (old-1093)** , **KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065.**

Cont.....P/4



[Handwritten signature]

Adl. District Sub-Registrar
Cossipore, Dum Dum

03 MAY 2024

There after , said Sri Arnab Basu and Smt. Gargi Basu , Landowners herein , mutated their names in the record of B.L & L.R office vide Dist.:- North 24 Pargans, P.S. Dum Dum Mauja :- Digla, comprised in R.S. & L.R. Dag No. 7 (Seven) , R.S.Khatian No.2034 (Hal) & 364 (Old) and L.R. Khatian :- 4256 (for Sri Arnab Basu) & 4255 (for Smt. Gargi Basu) .

AND WHERE AS with a view to construct a multi storied building (G+IV) over the said land more fully described in the Schedule hereunder written the Owner approached the Developers of the Second Part hereto for a joint venture in relation to construction and completion of the multi storied building on the aforesaid land in strict adherence in the Building Plan exclusively at the costs, expenses and charges of the Developers and the Developers hereto agreed and accepted to such proposal.

AND WHERE AS We , Sri Arnab Basu and Smt. Gargi Basu , being **absolute owners** of a piece and parcel of land measuring 5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft. be the same or little more of less along with a dilapidated Kutcha Structure (R.T.S) admeasuring little more or less **200(two hundred)sq.ft covered area** more fully mentioned in the schedule here under written and We have entered into a Development Agreement being No...4.5.0.8.....dt..03/05/2024. with above mentioned JAI JAGANNATH CONSTRUCTION , a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , for construction of a Multi storied building (G+IV) consisting of several self-contained Flats and other spaces under terms and conditions contained in the said Development Agreement being No...4.5.0.8.....dt..03/05/2024 with reference to the said landed property admeasuring little more or less 5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft. be the same or little more of

less along with a dilapidated *Kutcha structure* (R.T.S) admeasuring little more or less 200(two hundred) sq.ft covered area which is lying and situated at Dist.:- North 24 Pargans, P.S. Dum Dum , Mauja :- Digla, J.L. 18 , Re.Su. 161 , Tauji:- 173 , comprised in R.S. & L.R. Dag No. 7 (Seven) , R.S.Khatian No. 2034 (Hal) & 364 (old), L.R. Khatian :- 4256 & 4255 , under jurisdiction of A.D.S.R. Cossipore , Dum Dum, and South Dum Dum Municipality , under ward No.2 , being Holding No. 136/2 (old- 1093) , KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065., more fully described in the schedule hereunder written .

AND WHERE AS to give full effect to the aforesaid Development Agreement and for uninterrupted, continuous and smooth running of the said development works including construction of the building and effectual implementation of the provisions of the said DEVELOPMENT AGREEMENT being No...4508...dt.03/05/2024, it is necessary to execute this DEVELOPMENT POWER OF ATTORNEY , in favour of the said Developer.

AND WHERE AS We , the aforesaid LAND OWNERS , DO HEREBY AUTHORIZE , EMPOWER , NOMINATE & CONSTITUTE forever my said attorney JAI JAGANNATH CONSTRUCTION , a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , represented by its 6(six) partners namely 1. SRI BIPLAB ROY CHOWDHURY, son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S.Airport , Kolkata :-700051, Dist. North 24 Parganas , 2. SRI NARAYAN CHANDRA MAZUMDER , son of Late Girindra Mohan Mazumder , 3. SRI DEBASIS GHOSH , son of Late Sunil Kumar Ghosh , 4. SMT. RIMA GHOSH , wife of Sri Gopal Ghosh , 5. SRI AMAL GHOSH , son of Late Haricharan Ghosh , 6. SMT. SWAPNA DUTTA wife of Sri Debashis Dutta , to do execute

Cont.....P/6

and perform all acts , deeds and thinks in our names and on our behalf relating to our said property in connection with implementation of the aforesaid Development Agreement , as mentioned herein , that is:-

1. To institute appear for and prosecute and defend all action and proceeding in the court relating to any third party dispute concerning the development work on our property mentioned in the schedule hereunder written and to sign execute , verify and file plaint , written statement and to accept service of all summons , notices , and process of Law.
2. To appoint , engage on our behalf Pleader , Advocate or Solicitors whenever our said attorney shall think fit and proper to do so and to discharge and / or terminate their appointment in connection any third party dispute concerning the development work on our property mentioned in the schedule hereunder written.
3. To appear before any Magistrate , judge in a court of law , any officer in a Govt. office , corned Municipality , the office of the West Bengal Real Estate Authority (WBRERA) in all matters and things relating to Development work on our Property.
4. To sign and execute any deeds , instruments of documents including Deed of Conveyance or Conveyances in favour of intending purchaser or purchasers only in respect of **Developer's allocation** in the said G+IV storied building situated on our property mentioned in the schedule hereunder written .
5. To appoint and instruct Advocate /solicitor for preparing drafting such deeds , agreement , documents and other papers as may be necessary for the purpose of selling of any kind of transfer the aforesaid flats and other spaces which are exclusively included in the **Developer's Allocation** .

Cont.....P/7

6. To appear and present before any Additional District Registrar or District sub- Registrar at Barasat , Additional Registrar of Assurance- Kolkata , Municipal Authority and other offices or authority or authorities in the jurisdiction and to process for registration and to acknowledge and perform all deeds , instruments , indentures (*Deed of Sale , Deed of conveyance, Agreement on Sale , Deed of Gift* etc. and to negotiate and to settle with intending buyer(s) of the flats and garage(car parking space), shops and other spaces in the said premises which are exclusively included in the **Developer's Allocation** under terms and conditions of transfer of property .
7. To represent before West Bengal police , Fire Brigade , office of B.L.L.R.O , C.I.T , C.M.D.A , W.B.S.E.B , *South Dum Dum Municipality* or any other authority or authorities to sign or our behalf any Building Plan , Revised Plan , letter , forms , declarations , affidavit etc. and also to apply and obtain temporary and permanent connection of sewerage , drainage etc. to sign or my behalf and apply for occupancy / completion certificate and to do all other acts , deeds , matters and things that may be required from time to time strictly in respect to the development work on our property mentioned in the schedule herein under written.
8. To accept any money in cash or by cheque from the intending Purchaser/ Purchasers or Lessee or any person for sale , lease or any transfer of Flats , Garages(car parking space) , shop which are exclusively included in the **Developer's Allocation** .

AND GENERALLY to do all Acts , deeds and things , as required to complete the said construction on my said plot of land more fully described in the schedule written here below and to negotiate for sale deeds in connection therewith relating to the Flats, Garages(car parking space) , and other spaces which are exclusively included in the **Developer's Allocation** with any intending purchaser(s) and to receive advances and balance consideration money from them and to issue proper receipts thereof on my behalf under terms and conditions referred in the above mentioned DEVELOPMENT AGREEMENT , being No...4508...dt.03/05/2024

AND WE FURTHER DECLARE THAT this Development Power of Attorney shall continue till completion of the development work on our said plot of land and sale there of as per aforesaid Development Agreement.

WE DO HEREBY AGREE to rectify and confirm all acts , deeds and things done lawfully by our said attorney by virtue of these presents.

Annexed Forms of finger print with this '*Development Power of Attorney*' is to be treated as a part of this '*Development Power of Attorney*'.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

A piece and parcel of Landed property (BASTU in nature) admeasuring little more or less landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a *Kutchra structure (R.T.S)* admeasuring **200(two hundred) Sq.ft** covered area used for Residential Purpose with Net Cement & Tiles shade which is lying and situated at Dist.:- **North 24 Pargans, P.S. Dum Dum** , Mauja :- **Digla, J.L. 18 , Re.Su. 161 , Tauji:- 173** , comprised in **R.S. & L.R. Dag No. 7 (Seven)** , R.S.Khatian No. **2034 (Hal) & 364 (old), L.R. Khatian :- 4256 & 4255** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum** , under ward No.2 , being Holding No. **136/2 (old-1093)** , **KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065** under *South Dum Dum Municipality* which is butted and bounded as under :-

On the North	Property of Sri Nitish Basu
On the South	15 Feet wide Kabi Mukunda Das Road
On the East	4 ft. wide Road
On the West	Property of M. Biswas & Others

EXCEPTING THE LANDOWNER'S ALLOCATION

49(Forty Nine) % of constructed covered area as per sanctioned plan approved by the *South Dum Dum Municipality* with undivided share in the beneath land , all common facilities and amenities comprised in the said premises [G+IV] with roof right along with *Right of Easement* .

IN WITNESS WHEREOF we hereunto set and affixed our hands and seal on this 3rd day of May 2024.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of

Witness

① Anub Basu

1.

Gopal Ghosh -
Gitanjali park: / col - 81

② Gangi Banu

(Signature of Executant / Land Owners)

Debashis Sutta 2.
Nager Baran, Kol - 28

We accept this DEVELOPMENT POWER OF ATTORNEY

① Bipul Roy Chowdhury -

② Manojan Ch. Ghosh,

③ Debasis Ghosh

④ Rima Ghosh

⑤ Anil Ghosh

⑥ Swagata Sutta

(Signature of Developer / Partner of JAI JAGANNATH CONSTRUCTION)

-: Drafted by:-

Nijit Ghosh

Avijit Ghosh (Advocate)

Barasat Court

Enrollment No. WB/2852/99

Partner

JAI JAGANNATH CONSTRUCTION

Cont.....P/11

3 MAY 2024

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... Sri Biplab Roy Chowdhury (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Biplab Roy Chowdhury

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Sri Narayan Chandra Mazumdar (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Narayan Ch. Mazumdar

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name..... Sri Debasis Ghosh (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Debasis Ghosh

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... Smt. Rima Ghosh (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Rima Ghosh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Sri Amal Ghosh (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Amal Ghosh

All the above fingerprints are of the above named person and attested by the said person.

Amal Ghosh
Signature of the Presentant

(3) Name..... Smt. Swapna Dutta (Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Swapna Dutta
Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... Sri Arunab Basu (Landowner)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Arunab Basu
ডান হাত

Arunab Basu
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Smt. Gargi Basu (Landowner)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Gargi Basu
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

12



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

03 MAY 2024

Major Information of the Deed

Deed No :	I-1506-04527/2024	Date of Registration	03/05/2024
Query No / Year	1506-8001121091/2024	Office where deed is registered	
Query Date	03/05/2024 2:14:10 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Avijit Ghosh Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9123904949, 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/-	Rs. 62,41,502/-		
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]:- 150604508/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



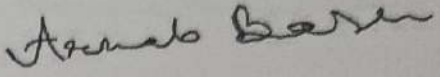


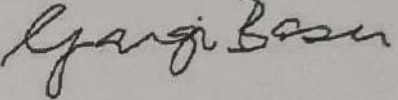
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:136/2 Pin Code : 700065

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-7	LR-4255	Bastu	Bastu	2 Katha 13 Chatak 37.5 Sq Ft	1/-	30,93,751/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-7	LR-4256	Bastu	Bastu	2 Katha 13 Chatak 37.5 Sq Ft	1/-	30,93,751/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					9.4531Dec	2 /-	61,87,502 /-	
Grand Total :					9.4531Dec	2 /-	61,87,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



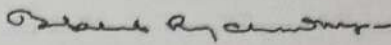


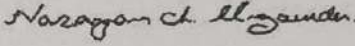


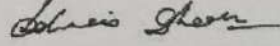
Principal Details :



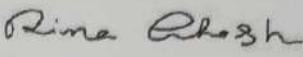


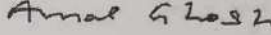


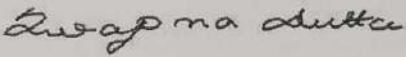
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ARNAB BASU Son of Late ANISH BASU Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office	Photo  03/05/2024	Finger Print  Captured LTI 03/05/2024	Signature  03/05/2024
45/4 KABI MUKUNDA DAS ROAD, Block/Sector: 3 NO. RAIL GATE, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum Cantonment, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BCxxxxxx2F, Aadhaar No: 74xxxxxxxx9319, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office				
2	Name Smt GARGI BASU Daughter of Late ANISH BASU Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office	Photo  03/05/2024	Finger Print  Captured LTI 03/05/2024	Signature  03/05/2024
45/4 KABI MUKUNDA DAS ROAD, Block/Sector: 3 NO. RAIL GATE, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum Cantonment, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AMxxxxxx8B, Aadhaar No: 34xxxxxxxx9343, Status :Individual, Executed by: Self, Date of Execution: 03/05/2024 , Admitted by: Self, Date of Admission: 03/05/2024 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	JAI JAGANNATH CONSTRUCTION Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
<p>Mr BIPLAB ROY CHOWDHURY (Presentant) Son of Late PRAN KUMAR ROY CHOWDHURY Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office</p>			 Captured	
May 3 2024 2:52PM		LTI 03/05/2024		03/05/2024
<p>31 RISHI AUROBINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx8R, Aadhaar No: 55xxxxxxxx8482 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)</p>				
2	Name	Photo	Finger Print	Signature
<p>Mr NARAYAN CHANDRA MAZUMDER Son of Late GIRINDRA MOHAN MAZUMDER Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office</p>			 Captured	
May 3 2024 2:53PM		LTI 03/05/2024		03/05/2024
<p>116 SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AExxxxxx8A, Aadhaar No: 31xxxxxxxx8681 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)</p>				
3	Name	Photo	Finger Print	Signature
<p>Mr DEBASIS GHOSH Son of Late SUNIL KUMAR GHOSH Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office</p>			 Captured	
May 3 2024 2:53PM		LTI 03/05/2024		03/05/2024
<p>7/5/7 RISHI AURABINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AGxxxxxx7K, Aadhaar No: 36xxxxxxxx1820 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)</p>				

Name	Photo	Finger Print	Signature
Mrs RIMA GHOSH Wife of Mr GOPAL GHOSH Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office	 May 3 2024 2:54PM	 Captured LTI 03/05/2024	 03/05/2024
GITANJALI PARK, Block/Sector: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: BPxxxxxx4F, Aadhaar No: 71xxxxxxxx9147 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr AMAL GHOSH Son of Late HARICHARAN GHOSH Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office	 May 3 2024 2:54PM	 Captured LTI 03/05/2024	 03/05/2024
CHANDIBERIA, Block/Sector: KRISHNAPUR, City:- Rajarhat-gopalpore, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: Alxxxxxx1G, Aadhaar No: 97xxxxxxxx0610 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
Mrs SWAPNA DUTTA Wife of Mr DEBASHIS DUTTA Date of Execution - 03/05/2024, , Admitted by: Self, Date of Admission: 03/05/2024, Place of Admission of Execution: Office	 May 3 2024 2:55PM	 Captured LTI 03/05/2024	 03/05/2024
42 KABI NABIN SEN ROAD, Block/Sector: DUM DUM, City:- South Dum Dum, 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-1XX4 , PAN No.: DNxxxxxx7N, Aadhaar No: 76xxxxxxxx2233 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Avijit Ghosh Son of Late Ashim Gopal Ghosh Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 03/05/2024	 Captured 03/05/2024	 03/05/2024
Identifier Of Shri ARNAB BASU, Smt GARGI BASU, Mr BIPLAB ROY CHOWDHURY, Mr NARAYAN CHANDRA MAZUMDER, Mr DEBASIS GHOSH, Mrs RIMA GHOSH, Mr AMAL GHOSH, Mrs SWAPNA DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-2.36328 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARNAB BASU	JAI JAGANNATH CONSTRUCTION-100.00000000 Sq Ft
2	Smt GARGI BASU	JAI JAGANNATH CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, ,
Ward No: 2, Holding No:136/2 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7, LR Khatian No:- 4255	Owner:গার্গী বসু, Gurdian:অনিষ , Address:নিজ , Classification:বান্ধ, Area:0.05910000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 7, LR Khatian No:- 4256	Owner:অর্নব বসু, Gurdian:অনিষ , Address:নিজ , Classification:বান্ধ, Area:0.05910000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150604527 / 2024

03-05-2024

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 14:39 hrs on 03-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIPLAB ROY CHOWDHURY ,

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 62,41,502/-

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

Execution is admitted on 03/05/2024 by 1. Shri ARNAB BASU, Son of Late ANISH BASU, 45/4 KABI MUKUNDA DAS ROAD, Sector: 3 NO. RAIL GATE, P.O: RABINDRA NAGAR, Thana: Dum Dum Cantonment, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service, 2. Smt GARGI BASU, Daughter of Late ANISH BASU, 45/4 KABI MUKUNDA DAS ROAD, Sector: 3 NO. RAIL GATE, P.O: RABINDRA NAGAR, Thana: Dum Dum Cantonment, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2024 by Mr BIPLAB ROY CHOWDHURY, PARTNER, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr NARAYAN CHANDRA MAZUMDER, PARTNER, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr DEBASIS GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mrs RIMA GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mr AMAL GHOSH, Partner, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2024 by Mrs SWAPNA DUTTA, Partner, JAI JAGANNATH CONSTRUCTION, Block/Sector: 77(50/1) GITANJALI PARK, Flat No: SARAT BOSE LANE, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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 5036, Amount: Rs.100.00/-, Date of Purchase: 23/02/2024, Vendor name: S Chatterjee Mukherjee

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1506-2024, Page from 137874 to 137894
g No 150604527 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.05.07 11:06:21 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 07/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.