

20032/2024

1454/10004

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL



AV 0306

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of the Documents.

Additional Registrar of Assurances-IV, Kolkata

Handwritten signatures and numbers: 16100, 32, 72, 33, 24

Additional Registrar of Assurances-IV, Kolkata

27 DEC 2024

DEVELOPMENT POWER OF ATTORNEY
(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOWN ALL MEN BY THESE PRESENTS, WE, (1) SRI ABESH GANGULY (PAN: AYLPG1157B & Aadhaar No.6627 3134 1059) (DOB 20.05.1958), son of Late Sukhendu Ganguly, by occupation-Business, by faith-Hindu, by Nationality-Indian, residing at 28,

27 DEC 2024



S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
283, K. S. Roy Road, Kol-1
17 DEC 2024
NAME: S. Chatterjee
ADD: C. C. Court
RS: 2000

17 DEC 2024

17 DEC 2024

810420

Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, Dist- North 24 Parganas, Kolkata-700057, **(2) SRI DIPANKAR GANGULY (PAN: BTAPG4072J & Aadhaar No.542918316225) (DOB 29.01.1976)**, son of Late Dilip Ganguly, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District North 24-Parganas Kolkata-700057, **(3) SRI SUBHANKAR GANGULY (PAN-ALRPG9843M & Aadhaar No. 851898762614) (DOB 06.11.1979)**, son of Late Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, Digendra Nath Ganguly, by occupation - Business, by faith - Hindu, by Nationality Indian, residing at 28, Kedarnath Banerjee Road, P.O. Dakshineswar, P.S. Belghoria, District - North 24-Parganas, Kolkata- 700057, **(4) SMT. NANDITA BANERJEE (PAN-AGUPB9971F & Aadhaar No.749126119606) (DOB 11.11.1973)**, Daughter of Late Digendra Nath Ganguly, and wife of Jyoti Narayan Banerjee, by occupation Housewife, by faith - Hindu, by Nationality - Indian, residing at Milan Pally, P.O. - Italgacha, P.S. - Dum Dum, District North 24-Parganas, Kolkata - 700079 and **(5) SMT. NABANITA BHATTACHARJEE (PAN: BFZPB1186B & Aadhaar No. 8989 16012834) (DOB 02.02.1957)**, daughter of Late Sukhendu Ganguly and wife of Partha Sarathi Bhattacharya, by occupation - Housewife, by faith - Hindu, by Nationality - Indian, residing at 77, D.D. Mondal Ghat Road, P.O. Dakshineswar, P.S. - Beighoria, District - North 24-Parganas, Kolkata - 700076, hereinafter jointly called and referred to as the **"PRINCIPALS/OWNERS/LANDLORDS"**, do hereby nominate, constitute and appoint **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240) (DOB 08.03.1976)**, son of Mohammad Kamal, by faith - Islam, by

occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, India, as our true and lawful attorney for performing our all acts, deed and things in our name and on our behalf:-

WHEREAS the parties to this Development Power of Attorney are sui juris and this Agreement governs and binds the contractual relationship between the parties.

AND WHEREAS by virtue of a registered deed of conveyance dated 28.08.1981, made between (i) **SRI GOBINDA GOPAL MUKHERJEE** (ii) **SMT BIBHABATI BANERJEE** (iii) **SMT. SUPRAVA CHATTERJEE**, referred therein as the "**VENDORS**" of the one part and **SRI BHUPENDRA NATH GANGULY** referred therein as "**PURCHASER**" of the other part which was registered in the office at A.D.S.R.Cossipore, Dum Dum office, recorded in Book No, |, Volume No, 266, pages from 19 to 36, being No, 9522 for the year 1981 ALL THAT piece and parcel of Land of area measuring about two (2) cottahs (little more or less) together with two storied structure and common passages, comprised in Mouza Dakshineswar, J.L, No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 1/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No. 235 under Ward No,13 within the jurisdiction of the Kamarhati Municipality.

AND WHEREAS after the said registered Deed of Conveyance dated 28.08.1981 the said **SRI BHUPENDRA NATH GANGULY** the sole and absolute owner of ALL THAT piece and parcel of the Land measuring

about 2 (two) cottahs be the same a little more or less Together With two storied structure and common passages, which lying and situated at 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District - North 24 Parganas, Kolkata-700076, more fully and particularly described in the "FIRST SCHEDULE" hereunder written and thereafter the said SRI BHUPENDRA NATH GANGULY mutated his name in the record of the Kamarhati Municipality, under Ward No. 13 and paid taxes to the respective authorities regularly.

AND WHEREAS the said SRI BHUPENDRA NATH GANGULY died on 19.08.1991 leaving behind his wife USHA GANGULY as his only legal heir and successor. Be it mentioned that the Parents of the said Bhupendra Nath Ganguly namely Mrigendra Nath Ganguly and Bhagabati Ganguly predeceased and it also be noted that three brothers of Bhupendra Ganguly namely Sukhendu Ganguly, Dilip Ganguly and Digendra Nath Ganguly also predeceased. The said Bhupendra Nath Ganguly, had died as issueless.

AND WHEREAS after demise of SRI BHUPENDRA NATH GANGULY the said his wife Usha Ganguly became the sole and absolute owner of the said First Schedule mentioned property which are lying and situated at 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District North 24 Parganas, Kolkata-700076 and thereafter the said USHA GANGULY mutated her name in the record of the Kamarhati Municipality, under Ward No.13 and had paid taxes regularly to the respective authorities.

AND WHEREAS the said USHA GANGULY died, as issueless intestate on 03.10.2018 leaving behind her following only five nephew as legal heirs (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI

SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE.

AND WHEREAS thereafter the said (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE became the joint and absolute owners of the said property by way of Law of Inheritance ALL THAT piece and parcel of Bastu land measuring about 2 (Two) cottahs more or less Together With two storied structure along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarkar Road, Dakshineswar, Police Station- Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No.235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality, which is morefully and particularly described in the First Schedule hereunder written. And thereafter they duly mutated their name in this record of the Kamarhati Municipality under Ward No.13 and they are paying taxes to the respective authority.

AND WHEREAS said (1) SRI ABESH GANGULY, (2) SRI DIPANKAR GANGULY, (3) SRI SUBHANKAR GANGULY, (4) SMT. NANDITA BANERJEE AND (5) SMT. NABANITA BHATTACHARJEE became the joint owners of ALL THAT piece and parcel of Bastu land measuring about 2 (Two) cottahs more or less Together With two storied structure along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No. 12 and Touzi Nos. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarkar Road, Dakshineswar, Police Station- Belghoria, District - North 24-Parganas, Kolkata-700076, Holding No.235 under Ward No.13 within

the jurisdiction of the Kamarhati Municipality, morefully and particularly described in the Schedule A" hereunder written below and mutated their names in the assessment records of Kamarhati Municipality vide Assessee No. _____ and paid the taxes regularly.

AND WHEREAS the Owners are now being desirous to make the better use of the said premises have decided to construct a new multi-storied building at the said premises but due to paucity of fund and lack of man power could not fulfill their dream and was in search of a Gentleman Developer who would be in a position to prepare the said scheme of development of the said premises by constructing a new multi-storied building on and upon the Schedule 'A' premises with its means and materials and at his own cost and expenses.

AND WHEREAS the Developer, the Party of the Other Part herein knowing the intention of the Owners, approached the Owners and requested him to allow the said Developer **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240) (DOB 08.03.1976)**, son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, India, to develop the Schedule 'A' premises by constructing a new Multi-Storied building on and upon the said premises at his own cost and expenses and the land Owners considering the proposal of the Developer have agreed to allow the developer for such new construction and have entered into a Development Agreement dated /10/24 ARA- IV and the same was registered before the office of ARA-IV and recorded in Book No. 1.

Volume No. 2024 being Deed No. for the year 2024
under some terms and conditions mentioned therein.

AND WHEREAS ~~the~~ Developer has inspected the right, title and interest of the ~~Owner~~ in the Schedule premises and upon being satisfied about ~~the right~~, title and interest of the Owner, the Developer has agreed to develop the said premises according to the terms hereinafter provided.

AND WHEREAS for the purpose of Development of the 'Said Premises between as said "LAND OWNERS / PRINCIPALS/ EXECUTANTS" do hereby appoint, nominate and constitute **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240) (DOB 08.03.1976)**, son of Mohammad Kamal, by faith- Islam, by occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, hereinafter called and referred to as the "**DEVELOPER**" we have agreed and decided to permit the said Developer to erect, construct and fully complete the new building at the said premises in accordance with Kamarhati Municipality sanctioned Building plan, specifications and drawings that may be sanctioned and approved by the concerned authorities in accordance with law and dispose of the same to the intending purchaser or purchasers on the basis of **OWN YOUR OWN FLAT / OWNERSHIP** scheme and the parties herein also paid the Assessed stamp duty for the said **Development Agreement**.

AND WHEREAS in terms of the said Registered Development Agreement and for the purpose of construction, erection and completion of the said building(s) on our said premises land and for

taking all appropriate steps, measures that are necessary or expedient it has become expedient on our part to appoint, nominate and constitute our Lawful Constituted Attorney to do and execute and perform or cause to be done executed and performed all such acts deeds and things that are necessary to be done executed and performed and in particular the hereunder mentioned acts, deeds and things.

NOW KNOW ALL MEN BY THESE WHO SHALL COME OF THIS DEVELOPMENT POWER OF ATTORNEY THAT We, the Owners/Principals / Executants, do hereby Appoint, Nominate and Constitute the said **MOHAMMAD ABID HUSSAIN (PAN: BNQPH7168J & Aadhaar No. 9036 4384 0240) (DOB 08.03.1976)**, son of Mohammad Kamal, by faith - Islam, by occupation- Business, by nationality-Indian, residing at Village- Madhopur, Post Office - Vishnupur, Police Station- Govindpur, District- Navada, Bihar- 805102, India, as our **True Lawful Agent and Constituted Attorney** to do and Execute and perform or cause to be done execute and perform the under mentioned acts deeds and things related to on behalf of us and in our name or arising out of construction, erection and completion of the new building herein referred to as the **said premises** on the said Landed Property premises which is more fully described in the Schedule hereunder written strictly in accordance with the plans, specifications and drawings that may be sanctioned approved and permitted by the concerned authorities in accordance with law, **by virtue of this Development Power of Attorney as set out hereunder** this is to say;

1. **To take necessary steps** to look after the said property detailed below in the **Schedule "A"** during the period of construction as per **Sanction Plan**.
2. **To apply for and submit** required plans, specifications, drawings and other **related** documents and papers for construction of an **appropriate building** at the said premises to the **Appropriate Authorities** and to sign in the plans with the said required documents, papers, writings, forms and declarations as may be required in accordance with law, subject to approval of the Owner.
3. To sign the building plan or plans and to sign any revised plans specifications, drawings, elevations or other related documents or papers that may be required from time to time by the **Kamarhati Municipality** in accordance with law so as to obtain sanction and approval for erection, construction and completion of the building at the said premises subject to approval of the Owner.
4. **To pay deposit** all necessary fees, charges and / or make required deposits to the **Appropriate Authorities** in connection with the erection, construction of the said building and/or for commencement and completion of and effective user of the said building and every part thereof in terms of the said **Development Agreement** AND to receive required permissions and approvals and grant valid discharges therefore.
5. **To sign and submit** building plan in the office of the **Kamarhati Municipality** and/or in the office of the other concern and competent authorities for obtaining sanction/approval of the said plan and take delivery of the said plan from the concerned authorities and pay such fees or demand as made by the **Kamarhati Municipality** obtaining the

same and execute documents and papers of all sorts and nature for the purpose of sanction and delivery of the said plan from the concerned office of the Kamarhati Municipality and also submit under his signature proposal, from time to time for the amendment of such plan to the Kamarhati Municipality and other concerned authorities for the sanction of the said amendment of the original plan.

6. To pay fees and to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

7. To receive all approved sanctioned plans, specifications drawings and other related documents and papers for erection, construction and completion of the new building at the said premises and to sign, execute all required documents, papers, writings, forms and declarations or otherwise as may be required for and on our behalf and to erect, construct and complete a new brick built building at the said premises strictly in accordance with the approved and sanctioned plan, specifications, elevations, drawings and in accordance with Kamarhati Municipality and law thereof.

8. To appear before all or any Authority or Authorities including Kamarhati Municipality Building Department, Kamarhati Municipality water, BL & LRO and relating to and/or arising out of Mutation, rectification in mutation of names, erection, construction and completion of the new building at the said premises in accordance with law and to apply for and obtain all required permissions,

approvals, consents, licenses, or otherwise by whatever name called from all and every authorities and/or bodies.

9. **To appear before** and represent the Owner / Principal before the necessary authorities including the Kamarhati Municipality, BL & LRO, Kolkata Metropolitan Development Authority, Fire Services Deptt, West Bengal any authority, Police, C.E.S.C. Ltd or other authorities and in connection with the said premises.

10. **To appear before all authorities** including Kamarhati Municipality, BL & LRO, C.E.S.C Ltd. and any other authorities or Tribunal or any otherwise and to make, sign execute all documents, papers, forms or other and to accept services of all notice or communications or otherwise.

11. **To make sign, verify** all applications and papers to appropriate Authorities for license, permissions or approvals that may be legally required in connection with construction and completion of the said building at the said premises.

12. **For the purpose of construction** of the said building at the said premises, to apply for and obtain quota entitlement permit and other allocations for cement, steel, bricks and other building materials and to apply for and obtain necessary, temporary and/or permanent water and electricity load capacity/ connections to the said building and other impute and facilities for construction and enjoyment of the building.

13. **To apply for and obtain** such certificates and/or permission under any law relating to ceiling or Urban land or other law relating to

land and/or building or as may be required for the construction of the said premises on our behalf.

14. **To prepare, sign affirm** and file declaration, statement, application and writing in any way connected with the construction and development of the new building at the said premises, before any appropriate authority having jurisdiction and as may be required under any law.

15. **To execute and sign**, and verify all applications, petitions, objections or any other documents or paper and to submit, file or tender or serve the same to any Authority, Kamarhati Municipality, BL & LRO, or any other body constituted under the law for grant of licenses permissions, approvals or consents as may be required in connection with the construction, completion and actual use for the new building at the said premises.

16. **To deposit and/or withdraw** fees and/or documents and/or money in and from authority and give valid receipt and discharges thereof, on our behalf.

17. **To make payment of** the appropriate charges, fees, costs and expenses on behalf of the said Attorney to appoint Architect or Architects, Surveyor or Surveyors for the purpose of erection, construction and completion of the proposed building.

18. **To represent on behalf ourselves** before any court of law, whether Civil, Criminal, Revenue, Writ, Election or any other jurisdiction of whatsoever nature, Tribunal, Quasi-Judicial Authority or any other authority, statutory or otherwise to all intents purpose or nature and to institute prosecute, file, initiate, carry on defend, resist,

settle, compromise or to do any other acts, deeds or things relating to or arising out during erection, construction and completion of the said building at the said premises or otherwise and to sign all plaints, petitions affidavits Vakalatnama, warrant, written statements or any other pleadings of whatsoever nature, instruments, documents, terms of settlements, compromise, receipts, forms or any other writings or papers as may be required and to receive, accept and acknowledge receipt of all services, summons, notices, process, legal papers, payments documents, instruments, writings or otherwise by whatever name called, described or distinguished and to engage, appoint, discharge, Lawyers charges, Council, Advocates, Pleaders, agents or any other required person or body firm or otherwise on such terms and conditions as he may deem fit and expedient but shall always keep our property indemnified against all losses and damages etc. Such acts and action shall be taken by the prior approval and consent of the Land Owner/Principal.

19. **To appear before the appropriate Authorities** including CESC Ltd., Kamarhati Municipality to apply for and obtain necessary permissions and approvals for electricity, water and sanitation connections and supply of all other infrastructure facilities at the said building and to pay and deposit all require payments therein by the Developer.

20. **It is understood that** from time to time for the purpose or erection construction and completion of the said building by the appointee herein, various acts, deeds, matters and things not herein specifically provided may be required our representative authorities for which no specific provisions has been made herein. We do hereby specifically empower and authorize the appointer herein to do all such

acts, deeds, matters and things in accordance with law and in the knowledge of the Land Owner/Principal in written.

21. **To engage or appoint** Architect, Engineer, labour, plumber, electrician, contractor or such other persons or persons as would be required for the purpose of construction and development of the proposed building in strict compliance of the Kamarhati Municipality Rules including the right to terminate their appointment and also to pay their remuneration.

22. **To purchase building materials**, cement, steel iron, woods, bricks, sands, stone cheeps, marble and such other fittings and fixtures for the purpose of completion of the proposed new building and the respective flats and units. The Land Owner/Co-sharers/Principal shall not be liable to reimburse the cost of any such materials purchased by the Developer.

23. **To negotiate with the intending purchaser or purchases** of such flat or flats, unit or units for the Developers allocated portion only in the proposed building and to settle the price thereof including the responsibility to sign and execute any booking, receipt, agreement for sale and also receive appropriate or utilize any earnest money, booking money, consideration money from such prospective purchaser or purchasers and to admit and acknowledge the receipt of such amount as above, but in such case our Attorney shall be solely responsible for all liabilities and shall keep ourselves indemnified against any claim by anybody, in case our Attorney fails to perform and or discharge his liabilities properly.

24. **To enter into an agreement for sale of the flats** with proportionate undivided share of land and premises to be constructed

on the said premises with the intending purchaser or purchasers on such terms as our said Attorney will think fit and proper except the Owner allocated portion in terms of the said Development Agreement.

25. **To sign and execute** any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the said premises or party of its or undivided proportionate share of the land of the said premises and to present the same for registration before the Registering Authorities and to admit the execution thereof for the Developers allocated portion only except the Owner allocation as mentioned in the development agreement.

26. **After completion of the building**, the Owner shall be given the vacant physical possession of the Owner allocation.

27. **To sign, execute and register** necessary Deed of Conveyance(s) and to present the same for registration before the Registering Authorities and to admit the execution thereof, in respect of the Developers allocation in this building.

28. **To apply** for and obtain No Objection Certificate and/or building Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project at his own cost and expenses.

29. **To obtain** clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan and/or modified plan of the Kamarhati Municipality.

30. **To Sign** on the Sanctioned building Plan of the said Premises on behalf of us.

31. **This Power of Attorney** shall remain valid and operative till the completion of the construction of the proposed multi storied building to be constructed over and upon the said property in compliance of the above mentioned development agreement executed by and between the Principals as Owners and the Attorney as the Developer, and, till the completion of registration of the deed of conveyance pertaining to sale of the developers allocation and proportionate share of land in the said property together with all proportionate rights of use of common areas and common passages in the said property in favour of the purchasers strictly pertaining to the developers allocation of the said proposed building as per the Development Agreement.

GENERALLY to do all acts, deeds and things as may be required to be done, executed and performed for erection, construction and completion of the said building at the said premises in accordance with law **AND WE** do hereby ratify and confirm at all times hereafter of all acts, deeds and things of whatsoever nature the said appointee shall lawfully do execute and perform by virtue of these presents.

We, hereby declare that the powers and authorities hereby given will be in force till the said property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement.

We further declare that after completion of project and fulfillment of all the terms and conditions of the registered Development Agreement, the Owner shall have the liberty to revoke the present Development Power of Attorney.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Entire Land)

ALL THAT Piece and parcel of land measuring about 2 (Two) Cottahs more or less togetherwith 20 years old dilapidated two storied cemented residential structure constructed area 1,200 sq.ft. on the Ground Floor and 1,200 sq.ft on the First Floor in totaling to 2400 sq. ft. be the same more or less along with common passages, comprised in Mouza Dakshineswar, J.L. No. 4, R.S. No. 1, C.S. Dag No. 877 of Khatian No.-12 and Touzi No. 63, 163, 166, lying and situated at Premises No. 11/D, A.C. Sarkar Road, Dakshineswar, Police Station Belghoria, District North 24- Parganas, Kolkata 700076, Holding No. 235 under Ward No.13 within the jurisdiction of the Kamarhati Municipality, which is butted and bounded as follows:-

~~ON THE NORTH~~ : By property of Smt. Bhagabati Singha

ON THE SOUTH : By Property of Sri Arun Kr. Das

ON THE EAST : By 9 feet common passages.

ON THE WEST : By property of Adyapith and Late Kanailal Mukherjee.

IN WITNESS WHEREOF both the PARTIES abovenamed have hereunto set and subscribed their respective hand and seal, on this 17th day of ~~October~~^{December}, 2024 (Two Thousand and Twenty Four), in the presence of -

WITNESSES :-

- ✓ Abesh Ganguly

✓ Dibrankar Ghosh

✓ Subhankar Ganguly

✓ Nandita Banerjee

✓ 2008/08

2. ✓
 High Court, Calcutta

Nalini Bhattacharya
 SIGNATURE OF THE
 LANDOWNERS/PRINCIPALS

20/11/24

SIGNATURE OF THE
 DEVELOPER/ATTORNEY

Read over Exp in hindi
 Drafted by me:

Sayee Suddhin Ghosh
 Advocate
 High Court Calcutta
 Enrolment No. F-1630/2009

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Aash Ganpaty</i>						
		Little	Ring	Middle Fore (Left Hand)		
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Deepak Gaba</i>						
			Ring	Middle Fore (Left Hand)		
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Sankar Ganpaty</i>						
			Ring	Middle Fore (Left Hand)		
						
		Thumb	Fore	Middle Ring (Right Hand)		Little

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Mandira Banerjee</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
<i>Nikhil Bhakshani</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
<i>Pratik S. Patil</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 17092 to 17120

being No 190419599 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.01.10 14:50:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10/01/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

Endorsement For Deed Number : I - 190419599 / 2024

On 27-12-2024

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 16:00 hrs on 27-12-2024, at the Office of the A.R.A. - IV KOLKATA by Mr DIPANKAR GANGULY, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,45,000/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 27/12/2024 by 1. Mr ABESH GANGULY, Son of Late SUKHENDU GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 2. Mr DIPANKAR GANGULY, Son of Late DILIP GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 3. Mr SUBHANKAR GANGULY, Son of Late DIGENDRA NATH GANGULY, 28 KEDARNATH BANERJEE ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 4. Smt NANDITA BANERJEE, Wife of Mr JYOTI NARAYAN BANERJEE, MILAN PALLY, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 5. Smt NABANITA BHATTACHARJEE, Wife of Mr PARTHA SARATHI BHATTACHARYA, 77 DD MONDAL GHAT ROAD, P.O: DAKSHINESWAR, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession House wife, 6. Mr MOHAMMAD ABID HUSSAIN, Son of Mr MOHAMMAD KAMAL, MADHOPUR, P.O: VISHNUPUR, Thana: GOBINDPUR, , Nawada, BIHAR, India, PIN - 805102, by caste Muslim, by Profession Business
Identified by Mr ARGHYA CHAKRABORTY, , Son of Mr NIRANJAN CHAKRABORTY, , 16/A, BACHASPATI PARA ROAD, P.O: DAKSHINESWAR, Thana: Baranagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no-310420, Amount: Rs.100.00/-, Date of Purchase: 17/12/2024, Vendor name: S Chatterjee


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARGHYA CHAKRABORTY Son of Mr NIRANJAN CHAKRABORTY 16/A, BACHASPATI PARA ROAD, City:- Kolkata, P.O:- DAKSHINESWAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700076		 Captured	
	27/12/2024	27/12/2024	27/12/2024

Identifier Of Mr ABESH GANGULY, Mr DIPANKAR GANGULY, Mr SUBHANKAR GANGULY, Smt NANDITA BANERJEE, Smt NABANITA BHATTACHARJEE, Mr MOHAMMAD ABID HUSSAIN

Transfer of property for L1

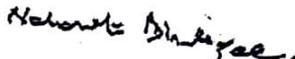
Sl.No	From	To. with area (Name-Area)
1	Mr ABESH GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
2	Mr DIPANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ABESH GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
2	Mr DIPANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
3	Mr SUBHANKAR GANGULY	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
4	Smt NANDITA BANERJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft
5	Smt NABANITA BHATTACHARJEE	Mr MOHAMMAD ABID HUSSAIN-480.00000000 Sq Ft

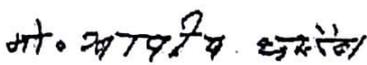
Name	Photo	Finger Print	Signature
Smt NANDITA BANERJEE Wife of Mr JYOTI NARAYAN BANERJEE Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office		 Captured	
27/12/2024	LTI 27/12/2024	27/12/2024	

MILAN PALLY, City:- , P.O:- ITALGACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AGxxxxxx1F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt NABANITA BHATTACHARJEE Wife of Mr PARTHA SARATHI BHATTACHARYA Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office		 Captured	
27/12/2024	LTI 27/12/2024	27/12/2024	

77 DD MONDAL GHAT ROAD, City:- , P.O:- DAKSHINESWAR, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700076 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BFxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office

Attorney Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr MOHAMMAD ABID HUSSAIN Son of Mr MOHAMMAD KAMAL Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office			 Captured	
	27/12/2024	LTI 27/12/2024	27/12/2024		

Son of Mr MOHAMMAD KAMAL MADHOPUR, City:- , P.O:- VISHNUPUR, P.S:-GOBINDPUR, District:-Nawada, Bihar, India, PIN:- 805102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: BNxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2024 , Admitted by: Self, Date of Admission: 27/12/2024 ,Place : Office