

B
DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED OF
DEVELOPMENT AGREEMENT

BETWEEN

PRICIPALS :- SRI RAM CHANDRA SHAW &
OTHERS

AND

ATTORNEY :- M/S. P. S. CONSTRUCTION

DRAFTED BY:-

ABHIJIT GANGOPADHYAY
ADVOCATE
SEALDAH COURT, KOLKATA-700 014
MOBILE NO 9331059590

4542/2020

3887/20

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AD 705052

8-137/328/2020

20/10/2020
Additional Registrar of Assurances
Kolkata

20 DEC 2020

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

TO ALL TO WHOM THESE PRESENTS shall come we, 1) SRI RAM CHANDRA SHAW (having PAN AXIPS 1808B), son of Late Nanda Dulal Shaw, by Occupation- Business, 2) SRI SANJOY SHAW (having PAN BCLPS 2438A), son of late Nanda Dulal Shaw, by Occupation- Business, 3) SMT. JAYSREE KUNDU (having PAN JYTPK 3212E), daughter of Late Nanda Dulal Shaw, wife of Sri Gopal Kundu, by Occupation- Housewife, 4) SMT. SANTI MAJUMDER (having PAN ETAPM 9879L), wife of Sri sakti

ক্রমিক নং ২৪৭ তারিখ ১২/৮/১৯৯০

মূল্য :- ১০০/-

ক্রয় :-

ঠিকানা :-

ভেদ :- Ranjit Bar

বাসিন্দা :-

কাশিপুর দক্ষিণ

বি

ভেদ :-

প্রতিষ্ঠান নাম :-

টি ডি নং :-

স্বাক্ষরিত তারিখ :-

১. ৩ ডি. নং মোটর টাকার

স্বাক্ষরিত করা হয়েছে।

12 AUG 1990

390009



Identified by:

Abhijit Gangopadhyay.

Advocate

40, W. N. C. Ganguly

22, Sahattacharya Para Lane,

Kol-36, P.S. & P.O. - Baranagar

Dist. 24 P.S. (N)

At. no: 9331059590.

20 OCT 1990

Pada Majumder, daughter of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at East Dhania, Police Station- Amdanga, Post Office- Masunda, Pin- 743711, District- 24Paragana(North). 5) SMT. PADMA SHAW (having PAN MLSPS 5699L), wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar. 6) SRI SANTOSH KUMAR SHAW (having PAN BLJPS 0888M), son of Late Monilal Shaw, grand son of Late Nanda Dulal Shaw, by Occupation- Service, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar. 7) SMT. SONALI SHAW (having PAN CTSPS 7843C), daughter of Late Monilal Shaw, grand daughter of Late Nanda Dulal Shaw, by Occupation- Business, residing at 42/B, Raja Raj Ballav Street, Kolkata- 700003, Police Station- Shyampukur, Post Office- Shyambazar. 8) SRI SOMNATH GUPTA, (having PAN BDHPG 1985R), son of Late Manmohan Gupta, grand son of Late Nanda Dulal Shaw, by Occupation- Service. 9) SMT. RAMA SHAW (having PAN BNWPS 8808L), wife of Sk. Salim, daughter of Late Manmohan Shaw, grand daughter of Nanda Dulal Shaw, by Occupation- Service. 10) SMT. GAYATRI GUPTA (having PAN BJCPG 0230Q), daughter of Late Manmohan Gupta, grand daughter of Nanda Dulal Shaw, all are by Faith- Hindu, by Nationality- Indian. Owner no. 1,2,3,8,9 and 10 are residing at- 86, Gopal Lal Thakur Road, Kolkata- 700036, Police Station- Baranagar Post office- Baranagar, District 24Paragana(North). SEND GREETINGS.

WHEREAS we are the absolute Owner in respect of ALL THAT piece or parcel of landed property measuring about 0.4188 Acre and/or 25(Twenty Five)cottah 5(Five)chittack 17.93(Seventeen Point Ninety Three)sq.ft. more or less Bastu with Pond together with tiles shaded structure standing thereon measuring about 2500(Two Thousand Five Hundred) sq.ft. in which 1500 sq.ft. use in residential and 1000 sq.ft. use in commercial, which is lying and situated at Mouza- Baranagar, J.L. no. 5, Touzi no. 1068/2833, comprised in R.S. Dag no. 6015, 6016 and 6029 and L.R. Dag no. 8960, 8961 and 8962, R.S. Khatian no. 3857 and L.R. Khatian no. 11623, as per record of B.L.R.O. in R.S. Dag no. 6015 and L.R. Dag no. 8960, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.1738 Acre and/or 10(Ten)cottah 8(Eight) chittack 10.73(Ten Point Seventy Three)sq.ft. more or less recorded as Bastu, R.S. Dag no. 6016 and L.R. Dag no. 8961, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.2125 Acre and/or 12(Twelve)cottah 13(Thirteen)chittack 31.5(Thirty One Point Five)sq.ft. more or less recorded as Pond and R.S. Dag no. 6029 and L.R. Dag no. 8962, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.0325 Acre and/or 1(One)cottah 15(Fifteen)chittack 20.7(Twenty Point Seven)sq.ft. more or less recorded as Pond, under the jurisdiction of the Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward no

25, Holding no. 195, Premises no. 86, Gopal Lal Thakur Road, Kolkata- 700036, District 24 Paragana(North), more fully mentioned in the schedule herein below.

AND WHEREAS we decided to develop the aforesaid and below Schedule mentioned property through the developer by making construction of a building thereon at the cost of the Developer for which we have already entered into a Registered Development Agreement on 20th October, 2020, registered in the office of the A.D.S.R. Cossipore, DumDum and recorded in Book no. I, Being no. 3853, for the year 2020 with M/S, P S CONSTRUCTION (having PAN AANFP 7789C), a partnership concern, having its registered office at 193, Kashinath Dutta Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, represent by its partners 1) SRI PRASENJIT DE (having PAN ADTPD 1410F), son of Late Sudhin Kumar De, residing at- 10 Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), 2) SRI SHIB SHANKAR GUHA (having PAN AICPG 8754H), son of Late Naresh Chandra Guha, residing at- 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), and 3) SMT. NAMITA CHAKRABORTY (having PAN AFFPC 1311N), wife of Sri Swapan Chakraborty, residing at - 69/2, Kashi Nath Dutta Road, Kolkata 700036, Police Station- Baranagar, Post office- Baranagar, District 24 Paragana(North), as per Deed of Partnership the said Partners SRI PRASENJIT DE, son of Late Sudhin Kumar De, residing at - 10, Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North) and SRI SHIB SANKAR GUHA, son of Sri Naresh Chandra Guha, residing at - 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), to do and execute and perform of the following acts, deeds, matters and things viz. for Development of the said property by construction of a building thereon on the terms and conditions as stipulated in the said Registered Development Agreement on 20th October, 2020.

AND WHEREAS we, the aforesaid, 1) SRI RAM CHANDRA SHAW, son of Late Nanda Dulal Shaw, by Occupation- Business, 2) SRI SANJOY SHAW, son of late Nanda Dulal Shaw, by Occupation- Business, 3) SMT. JAYSREE KUNDU, daughter of Late Nanda Dulal Shaw, wife of Sri Gopal Kundu, by Occupation- Housewife, 4) SMT. SANTI MAJUMDER, wife of Sri sakti Pada Majumder, daughter of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at East Dhania, Police Station- Amdanga, Post Office- Masunda, Pin- 743711, District- 24Paragana(North). 5) SMT. PADMA SHAW, wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar, 6) SRI SANTOSH KUMAR SHAW son of Late Monilal Shaw, grand son of Late Nanda Dulal Shaw, by Occupation- Service, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office-

Shyambazar, 7) SMT. SONALI SHAW, daughter of Late Monilal Shaw, grand daughter of Late Nanda Dulal Shaw, by Occupation- Business, residing at 42/B, Raja Raj Ballav Street, Kolkata- 700003, Police Station- Shyampukur, Post Office- Shyambazar. 8) SRI SOMNATH GUPTA, son of Late Manmohan Gupta, grand son of Late Nanda Dulal Shaw, by Occupation- Service, 9) SMT. RAMA SHAW, wife of Sk. Salim, daughter of Late Manmohan Shaw, grand daughter of Nanda Dulal Shaw, by Occupation- Service. 10) SMT. GAYATRI GUPTA, daughter of Late Manmohan Gupta grand daughter of Nanda Dulal Shaw, all are by Faith- Hindu, by Nationality- Indian, Owner no. 1,2,3,8,9 and 10 are residing at- 86, Gopal Lal Thakur Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, District 24Paragana(North), with M/S, P S CONSTRUCTION, a partnership concern, having its registered office at 193, Kashinath Dutta Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, represent by its partners 1) SRI PRASENJIT DE, son of Late Sudhin Kumar De, residing at- 10, Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), 2) SRI SHIB SHANKAR GUHA, son of Late Naresh Chandra Guha, residing at - 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), and 3) SMT. NAMITA CHAKRABORTY, wife of Sri Swapan Chakraborty, residing at - 69/2, Kashi Nath Dutta Road, Kolkata 700036, Police Station- Baranagar, Post office- Baranagar, District 24 Paragana(North), as per Deed of Partnership the said Partners SRI PRASENJIT DE, son of Late Sudhin Kumar De, residing at - 10, Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North) and SRI SHIB SANKAR GUHA, son of Sri Naresh Chandra Guha, residing at - 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), to do and execute and perform of the following acts, deeds, matters and things viz. as our true and lawful Attorney for the purpose herein after mentioned and vesting together with the power and authorities as herein contained.

NOW KNOW ALL MEN BY THIS PRESENTS WITNESS that we the aforesaid 1) SRI RAM CHANDRA SHAW, son of Late Nanda Dulal Shaw, by Occupation- Business, 2) SRI SANJOY SHAW, son of late Nanda Dulal Shaw, by Occupation- Business, 3) SMT. JAYSREE KUNDU, daughter of Late Nanda Dulal Shaw, wife of Sri Gopal Kundu, by Occupation- Housewife, 4) SMT. SANTI MAJUMDER, wife of Sri sakti Pada Majumder, daughter of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at East Dhania, Police Station- Amdanga, Post Office- Masunda, Pin- 743711, District- 24Paragana (North), 5) SMT. PADMA SHAW, wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar, 6) SRI SANTOSH KUMAR SHAW, son of Late Monilal Shaw, grand son of Late Nanda Dulal

Shaw, by Occupation- Service, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar, 7) SMT. SONALI SHAW, daughter of Late Monilal Shaw, grand daughter of Late Nanda Dulal Shaw, by Occupation- Business, residing at 42/B, Raja Raj Ballav Street, Kolkata- 700003, Police Station- Shyampukur, Post Office- Shyambazar, 8) SRI SOMNATH GUPTA, son of Late Manmohan Gupta, grand son of Late Nanda Dulal Shaw, by Occupation- Service, 9) SMT. RAMA SHAW, wife of Sk. Salim, daughter of Late Manmohan Shaw, grand daughter of Nanda Dulal Shaw, by Occupation- Service, 10) SMT. GAYATRI GUPTA, daughter of Late Manmohan Gupta, grand daughter of Nanda Dulal Shaw, all are by Faith- Hindu, by Nationality- Indian, Owner no. 1,2,3,8,9 and 10 are residing at- 86, Gopal Lal Thakur Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, District 24Paragana(North), do hereby nominate, constitute and appoint M/S. P S CONSTRUCTION, a partnership concern, having its registered office at 193, Kashinath Dutta Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, as our true and lawful Attorney for us in our name and on our behalf to do and perform all or any of the following acts, deeds, matters and things that is to say:-

1. To look after and manage the said property without violating common law in such a way as our said Attorney shall think fit and proper
2. For the purpose of constructing a building on the said property appoints and employ person for the purpose and to do all other necessary acts for this purpose.
3. To sign and prepare necessary building plans and specifications to be prepared for construction of building in the said property subject to sanction as well as sign the revised or new plans in respect of such construction and to sign all such building plans and specifications including revised or new plans and to submit the same to the Baranagar Municipality for sanction and to observe and to perform all the formalities and obligation in connection with the sanction of the said building plan and specifications and to receive all sanctioned building plans and specifications from the Baranagar Municipality upon giving proper acknowledgement and/or receipt for the same together with Power to sign and apply as also as receive the Mutation Certificate, Occupancy Certificate/ Completion Certificate and/or any other necessary documents of the building upon giving proper acknowledgement and/or receipt for the same.
4. To appear before and to represent us at the office of the Urban and Ceiling Authority, Income Tax Authority, Sales Tax Authority and all other acts statutes.

Law, Rules and Bye- Laws in any way in connection with the Development of the said Property.

5. To negotiate for sale, lease or disposal of the proportionate share in the land in the said property on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any persons at the choice of our said Attorney regarding Developer's Allocation and also in respect of the said multi-storied building which is to be constructed in the said property at such place and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, shall sign execute and prefer all Agreements contracts relating to the transfer of flats and/or units containing such covenants and conditions only for the Developer's Allocation as our said Attorney shall think fit and proper.
6. To receive all moneys except owners allocation as per **registered Development Agreement, being no. 3853**, for the year 2020, whether by way of refundable earnest money or payments of installments or full payment of consideration money in connection of sale, lease, transfer or disposal of all the flats and/or unit or units of the Developer's Allocation in the said building as well as proportionate share in the land in the said property and to grant valid receipts and discharges therefore at their own risk.
7. To appoints Engineers, Architects, Surveyors, Supervisors Caretakers Masons, Carpenters, Electricians, Plumbers, Mistries, Coolies, Labourers, Durwans all other persons required for the construction supervisions and all other works in connection with the said building in the said property at such wages, remuneration, fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them without creating any liability to the land or Land Owners.
8. To apply before the appropriate authorities concerned for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such prices and on such terms and conditions as our said Attorney shall think fit and proper without creating any liability to the Owners Allocation.
9. To apply before the C.E.S.C. Ltd. for electricity connection or any other appropriate authorities for sanitary connections, water supply connections and drainage and sewerage connections, temporary or permanently for the said

proposed building in the said property on such terms and conditions as our said Attorney shall think fit and proper.

10. To pay or cause to be paid all municipal rates, taxes and others outgoings and impositions payable in respect of the said property during the construction of the building.
11. To sign and execute all Conveyances, Deeds of Lease or Transfer and all other documents and writings in respect of flats or units (in respect of the Developer's allocation) in the said property for Sale, Lease, Mortgage, Transfer or Disposal on such terms and conditions as our said Attorney shall think fit and proper and to admit receipt of consideration and to execute and to register the same according to the provision of Law only for the Developer's Allocation.
12. In case of acquisition or requisition either by State Government or Central Government of the said land in the said property as well as the building therein or any portion or portions thereof, to file objection and to apply for compensation before such authorities and to receive all compensation and statutory allowances and to grant proper receipt and for the said purpose to appoint Advocate, Solicitors and to sign Retainers Warrants of Vokatnamal receipts of consideration money in connection with sale, lease or disposal of flats or units on the Developer's Allocation in the said building as well as proportionate share in the land in the said property and to grant valid receipts and discharge therefore.
13. To make representation to Government, Military, Railways, Public bodies and other bodies, authorities and persons concerned relating to the said property and/or the building and all matters thereto.
14. To sign and acknowledge all registered or insured letters parcel or money orders and to receive delivery thereof.
15. a) To take refund from the appropriate authority concern which has been deposited by the Developer and also entitled to take loan from the Developer Allocation from any Public or private Financial Institution, Bank etc. without creating any liability on the land and/or "OWNERS ALLOCATION"
 b) To ask, demand, sue for, recover and receive all money, securities for money and things whatsoever in nature and description now belonging or hereafter to belong to us whether solely or jointly with any person or persons in connection

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with the said property and to give valid and effectual receipts and discharge for same in connection with the Developer's Allocation

16. To take steps for non-payments of any sums, to take legal or any other steps for recovery thereof in such manner and on such terms and conditions as our Attorney shall deem fit and proper. To negotiate with the intending purchaser or purchasers for Developer's portion or portions of the said properties or any part of the aforesaid properties or portion or unit of the said properties described in the schedule herein below and for that purpose to enter into Agreement for Sale in respect of part or portion or unit of the said premises to the intending Purchaser/ Purchasers by separate deeds suitable Agreement for sale, transfer and other relevant documents with such intending Purchaser/ Purchasers for us. The said Power is limited to Developer's Allocation only.
17. To sign execute except Owners Allocation as per registered Development Agreement, being no. 3853 —, for the year 2020, complete flat more or less and registered all Deeds, Documents, Instruments and to represent the said documents before the Dist. Registrar, Additional Dist. Sub-Registrar or Registrar of Assurances and to put signature on the IGR receipt or on other receipts.
18. To put signature on behalf of us and to discharge for the same which will protect the interest of the Purchaser/ Purchasers and to do all other acts, deeds and things which the said Attorney will considered necessary for conveying the portion or unit of the land or premises to the said Purchaser/ Purchasers as fully and effectually in all respect as we can do the same for ourself. This Power is also limited to Developer's Allocation only and not the Owners Allocation.
19. To commence, prosecute, defend and continue all actions, suits, appeals and other legal proceedings or which may here after be commenced by or against us individual capacity in and outside Union of India in any court of Justice, Civil, Criminal or Revenues, both appellate and Original, in respect of the said property and to appear before all Magistrate and other Officers for the recovery of any debt or other sum of money, right, title interest, of property matter or thing whatsoever now due or payable or deliverable or to become due or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to Arbitration any suit, appeal, action or proceeding to appoint Solicitors, Council, Advocates, Pleaders or other legal agents and to sign Warrants of Attorney, Retainers, Vakalatnama and other authorities, to sign and verify Plaints, Written Statements, Tabular Statements, Petitions and other pleading and documents to prefer appeals and to apply for reviews and revisions.

to apply for execution of decrees and orders, to draw money from any Court Accountant General, Official Receiver or other authorities and to give valid receipts and discharge for the same to buy any property in execution of any decree or orders, to accept service of writs of summons, sub-peons notice and other legal process and completely represent us before all Courts and Magistrates.

20. To adjust, settle, compromise or refer to arbitration all disputes, accounts or reckonings pending or which may rise hereafter between us and any other person, firm or company on such as our said Attorney may think fit and proper with prior written approval from the Owners.
21. To appear before the Income Tax, Sales Tax or any other authorities and in all Courts and Offices in all matter concerning the said property and to sign, file and verify natures, to prefer appeals and to apply for revised and revision as and when necessary and to produce and explain books of accounts and other bank to furnish any particulars or explanation required of us to pay Income Tax, Wealth Tax and other Taxes and to do all other acts, deeds and things in connection therewith generally to completely represent us before income Tax, Wealth Tax, Sales Tax and other petitions, to apply for certified copies of orders and assessments and for inspection etc. and also to appoint Advocate, Pleaders and other legal agents and to sign Vakalatnama therefore.
22. To represent us before State Govt., Municipality and other authorities, Central, Provincial or local in Civil, Criminal or Revenue jurisdiction or judicial officers regarding the said property.
23. To execute and register necessary Agreements in favour of the intending Purchaser or Purchasers in respect of Developer's allocation on our behalf and to represent any such Agreement or Agreements for registration to admit, execute before the Registrar and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property on the basis of the Registered Development Agreement, dated 20th October, for the year 2020 and other things which our said Attorney shall consider necessary for conveying the said Allocation of the Developer in favour of the intending Purchaser or Purchasers fully and effectually in all respects as we could do the same by ourself. It is mentioned that in any event the Developer can't and shall not Sale/ Transfer/ Mortgage/ Lease the Owners Allocated property

24. Generally to do all other acts, deeds matters and things whatsoever in or about the said property and the affairs relating thereto, as effectually as we could do personally without violating common law of land.

25. It is hereby expressly declare that all cost charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by our said Attorney and shall be treated as the cost of construction of the said G+4 storied building in the said property.

26. That the said Power of Attorney holder ^{4 cannot} fill up the said pond without obtaining permission from the proper authority.

- SCHEDULE ABOVE REFER TO -

ALL THAT piece or parcel of landed property measuring about 0.4188 Acre and/or 25(Twenty Five)cottah 5(Five)chittack 17.93(Seventeen Point Ninety Three)sq.ft. more or less Bastu with Pond together with tiles shaded structure standing thereon measuring about 2500(Two Thousand Five Hundred) sq.ft. in which 1500 sq.ft. use in residential and 1000 sq.ft. use in commercial, which is lying and situated at Mouza-Baranagar, J.L. no. 5, Touzi no. 1068/2833, comprised in R.S. Dag no. 6015, 6016 and 6029 and L.R. Dag no. 8960, 8961 and 8962, R.S. Khatian no. 3857 and L.R. Khatian no. 11623, as per record of B.L.R.O. in R.S. Dag no. 6015 and L.R. Dag no. 8960, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.1738 Acre and/or 10(Ten)cottah 8(Eight) chittack 10.73(Ten Point Seventy Three)sq.ft. more or less recorded as Bastu, R.S. Dag no. 6016 and L.R. Dag no. 8961, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.2125 Acre and/or 12(Twelve)cottah 13(Thirteen)chittack 31.5(Thirty One Point Five)sq.ft. more or less recorded as Pond and R.S. Dag no. 6029 and L.R. Dag no. 8962, R.S. Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.0325 Acre and/or 1(One)cottah 15(Fifteen)chittack 20.7(Twenty Point Seven)sq.ft. more or less recorded as Pond, under the jurisdiction of the Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward no. 25, Holding no. 195, Premises no. 86, Gopal Lal Thakur Road, Kolkata- 700036, District 24 Paragana(North), which is buttred and bounded as follows :-

<u>ON THE NORTH</u>	: by property of Chittaranjan Pal
<u>ON THE SOUTH</u>	: by Bengal Immunity Co
<u>ON THE EAST</u>	: by Property of Dharendra Nath Dasgupta
<u>ON THE WEST</u>	: by Gopal Lal Tagore Road

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OWNERS ALLOCATION

As per consideration of the said property the Owners herein shall entitled to get the proposed G+4 storied building as per the construction area and/or developer shall provide covered area means including proportionate stair area, stair landing and lift of their respective share the proposed G+4 storied building to the Owners as Owners allocation in the following manner:-

- a) Entire Ground Floor except one stair only for the First Floor in front of the building, which will not to be used by the said owners and all flat owners and Tenents, they use only the common stair, lift and other common facilities.
- b) Entire Second Floor.
- c) On the Fourth Floor 50% covered area on the North- East-West side.
- d) The owner namely Sri Santosh Kumar Shaw shall be allocated with one Flat measuring about 500(Five Hundred) sq.ft. covered area on the First Floor, North-East side.

together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities with water and electric connection of the proposed G+4 storied building and Owners herein shall also be entitled to get an amounts of Rs. 10,00,000/- (Ten Lakh) only Refundable interested free Security money from the Developer

DEVELOPER'S ALLOCATION

Save and except the aforesaid Owners Allocation all other constructed areas of the proposed G+4 storied building will be treated as Developer's Allocation in the following manner:-

- a) First Floor excepting 500(Five Hundred) sq.ft. on the North-East side the remaining portion of that floor shall be entitled to get the Developer's only.
- b) Entire Third Floor.
- c) On the Fourth Floor 50% covered area on the East-South-West side.

together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed G+4 storied building.

IN WITNESS WHEREOF we hereunto set and subscribed our hands and on the 20th Day of October, Two Thousand and Twenty (2020).

SIGNED & DELIVERED by the Parties at Kolkata in the presence of -

WITNESSES :-

1. Ujan Banerjee
42 N.W.K. ROAD (3)
KOL-36

2. Anita Shaw
86/6-2.T.Rd
KOL-36

R.C. Shaw

Somjoy Shaw

Joydeep Kundu

Sande Mondal

Padma Shaw

Sumit Shaw

Santosh Kumar Shaw

Somnath Ghosh

Rama Shaw

সম্পূর্ণ স্বাক্ষর

SIGNATURE OF THE EXECUTANTS

P.S. CONSTRUCTION

Pranab De Shub Shankar Ghosh
PARTNER PARTNER

SIGNATURE OF THE ATTORNEY

Drafted by :-

Abhijit Gangopadhyay

Abhijit Gangopadhyay,
Advocate

Sealdah Court, Kol- 14

Enrol. no. WB/3189/99

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	 R. C. Ghosh	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Samjoy Shaw	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Joysee Kundu	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

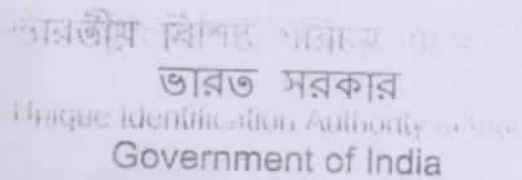
SL. No.	Signature of the Executants/ Presentants	Little	Ring	Middle	Fore	Thumb
	 Samala Snow	Little (Left Hand)				
		Thumb (Right Hand)	Fore	Middle	Ring	Little
		Little (Left Hand)	Ring	Middle	Fore	Thumb
	 Somnath Gela					
		Thumb (Right Hand)	Fore	Middle	Ring	Little
						
		Little (Left Hand)	Ring	Middle	Fore	Thumb
		Thumb (Right Hand)	Fore	Middle	Ring	Little
	 Rama Phau					

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

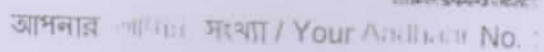
SL. No.	Signature of the Executants/ Presentants	Little	Ring	Middle	Fore	Thumb
	 Samrat Majumdar		(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Padma Shaw		(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Sanjay Kumar		(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
	 गायत्री बुद्धा	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Praveen De	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Shri Shankar Singh	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

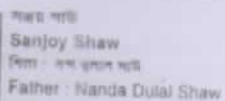
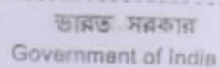


BB
Sanjoy Shaw
৯৫৫ ৭৭৫
BB
GILTHAD
Baramagar (m)
Baramagar North 24 Parganas
West Bengal - 700036



4399 3422 6948

আমরা - সাধারণ মানুষের অধিকার



অনুসন্ধান নং: 15/03/976

मृतक / Male

4399 3422 6948



সাধারণ - সাধারণ মানুষের অধিকার

Sanjoy Shaw



भारत सरकार
Government of India



Joysree Kundu
DOB: 17/11/1963
Female

02/03/2014

6901 6168 7369

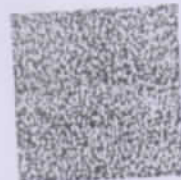
मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Nanda Dulal Shaw, 66,
G.L.T ROAD, Baranagar (m), North 24
Parganas, West Bengal, 700036



6901 6168 7369



1947



help@uidai.gov.in



www.uidai.gov.in

Joysree Kundu



आधार

ଆବୃତ୍ତି ବିକାଶ ସମିତି
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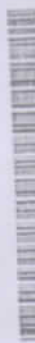
ସମ୍ବନ୍ଧିତ

Unique Identification Authority of India
Government of India

राजपुत्रा नं १६ / Enrollment No. : 1111/13904/02469

To
Santi Majumder
১৫৫ নং
EAST DHANUA
Dhanua
Masuda, North 24 Parganas
West Bengal - 743711

08/03/2014



W18149210696T

8492105



संस्था: १८१३ / Your Aadhaar No.:

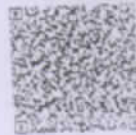
4135 6269 1086

আধার - সাধারণ মানুষের অধিকার



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 257

Department of Health
and Human Services



4135 6269 1086



Abstract

ADHAR

১৫৬

- आधार पवित्र्य प्रमाण, नापविकल्प प्रमाण नय।
- पवित्र्य प्रमाण अवगति प्रमाण द्वारा मात कल्प।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

संस्कृत भाषा के अर्थ में

- আমার চিন্তাভাবনা সরকারী ও বেসরকারী পরিষেবা প্রদান প্রযোজ্য হবে।

ganti majemuk

[illegible]

INSTITUTIONAL INVESTORS

Address: EAST CHINA,
China, North 24, 114100,
Mianyang, 641000

4135 6269 1086



ভারত সরকার
Unique Identification Authority of India

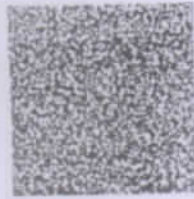
ভারত সরকার / Enrollment No.: 1040/19888/31309

To
শ্রীমতী
Padma Shaw
27C, RAMDHAN MITRA LANE,
VTC, Shyambazar Mail S.O.,
District Kolkata,
State: West Bengal,
PIN Code: 700004

07/01/2013
163264014



UA026435693IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

3398 4154 4117

আমার আধার, আমার পরিচয়



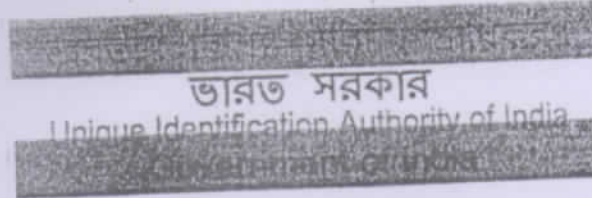
শ্রীমতী
Padma Shaw
জন্মতারিখ / DOB : 20/06/1960
লিঙ্গ / GENDER : FEMALE



3398 4154 4117

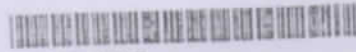
আমার আধার, আমার পরিচয়

Padma Shaw



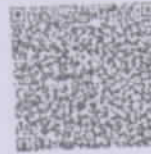
ভারত সরকার / Enrolment No.: 1111/19004/00555

To
SOMNATH GUPTA
পোস্টাফিস কোড
৪৪
G L T ROAD
Baranagar (m)
Baranagar, North 24 Parganas
West Bengal - 700038



KL803285167FT

80328516



আপনার আধার সংখ্যা / Your Aadhaar No.:

7828 5661 7714

আধার - সাধারণ মানুষের অধিকার



নাম / Name
SOMNATH GUPTA
পিতা : মানমোহন গুপ্তা
Father : MANMOHAN GUPTA

জন্ম তারিখ / DOB: 18/04/1974
পুরুষ / Male

7828 5661 7714



আধার - সাধারণ মানুষের অধিকার

Somnath Gupta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ওলিভারিয়াম আইডি : Enrollment No. : 1040/19888/3*310

To
Sonali Shaw
সোনালী শাও
27C
RAMDHAN MITRA LANE
Shyambazar Mail S O
Shyambazar Mail, Kolkata
West Bengal - 700004

07/01/2013



KL189458985DF
18945898



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9756 2976 2645

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সোনালী শাও
Sonali Shaw
পিতা : মনিল শাও
Father : MONIL SHAW

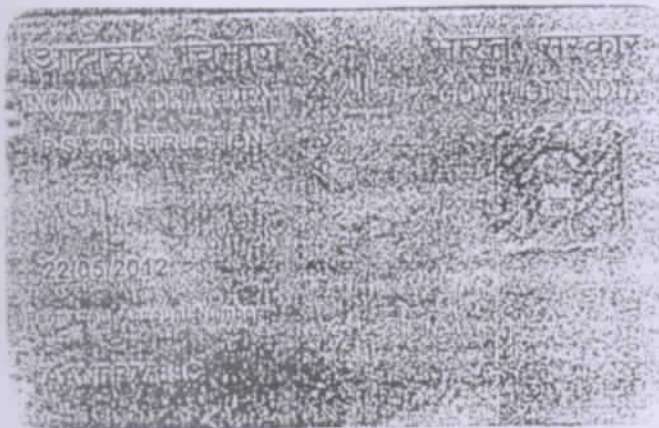
বর্ষ/Year of Birth: 1984
লিঙ্গ/Female

9756 2976 2645



আধার - সাধারণ মানুষের অধিকার

Sonali Shaw



P.S. CONSTRUCTION

Rajiv D. Shub Shankar Guleri
PARTNER PARTNER.

Duplicate


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/22/160/042193




নির্বাচকের নাম : প্রসেনজিৎ দে
 Elector's Name : Prasenjit Dey
 পিতার নাম : সুধীন দে
 Father's Name : Sudhin Dey
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 23/01/1972
 Date of Birth : 23/01/1972

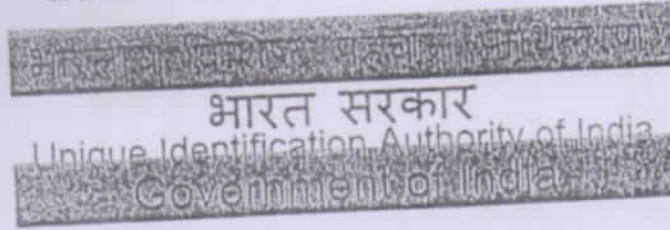
Prasenjit Dey


ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग
 WB/22/160/089418
 DENTIFY CARD
 पहचान कार्ड




Elector's Name	Gita Ship Sankar
निर्वाचक का नाम	गीता शिप सङ्कर
Father/Mother	
Husband's Name	Narash Chandra
पति/माता का नाम	नाराश चन्द्र
Sex	M
लिंग	पुरुष
Age in years	29
वयस वर्षों में	29

Shub Shankar Guly



Enrollment No. : 2730/00271/81975

To
Rama Shaw

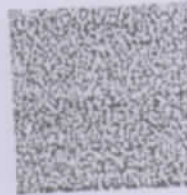
03032012

D/O Mahmohan Shaw,
86, Gopal Lal Tagore Road,
Jayshree Cinema,
Baranagar,
VTC: Baranagar S.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700036,
Mobile: 8961290291

94410380



KA944103806FH



आपका आधार क्रमांक / Your Aadhaar No. :

4492 5134 6807

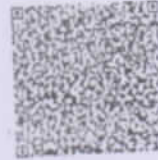
मेरा आधार, मेरी पहचान



Rama Shaw
DOB: 19/12/1973
Female

4492 5134 6807

मेरा आधार, मेरी पहचान



Rama Shaw



Department of Information Technology

ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ যারা গণতন্ত্র
- কখন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার মাত্র প্রমাণ নয়।
- আধার ভিত্তিতে সরকারী ও বেসরকারী পরিষেবা প্রদান সম্ভব হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address: 60, G.L.T. ROAD
Baranagar (P.O. North 24)
Parganas, Baranagar, West
Bengal - 700035

5110 0288 9433



আধার

ভারত সরকার

Unique Identification Authority of India
Government of India

Enrollment No.: 1111119004100577

To
Ram Chandra Shaw

60, G.L.T. ROAD
Baranagar (P.O. North 24)
Parganas, Baranagar, West Bengal - 700035



KL50225513671
803286513



আপনার আধার সংখ্যা / Your Aadhaar No.

5110 0288 9433

আধার - সাধারণ মানুষের অধিকার



নাম: Ram Chandra Shaw
পিতা: Ram Chandra Shaw
পিতার নাম: Ram Chandra Shaw



5110 0288 9433

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Unique Identification Authority of India

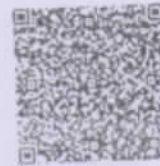
ভারত সরকার/Enrollment No. : 1040/19888/31311

07/01/2013

To
Santosh Kumar Shaw
সন্তোষ কুমার শও
27C
RAMDHAN MITRA LANE
Shyambazar Mail S.O
Shyambazar Mail, Kolkata
West Bengal - 700004



KL189453682DF
18945368



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7071 2993 7448

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



সন্তোষ কুমার শও
Santosh Kumar Shaw
নাম : সন্তোষ শও
Father : MONILAL SHAW
জন্ম তারিখ/Year of Birth: 1977
লিঙ্গ/Male

7071 2993 7448



আধার - সাধারণ মানুষের অধিকার

Santosh Kumar Shaw

Major Information of the Deed

Deed No :	I-1902-03887/2020	Date of Registration	20/10/2020
Query No / Year	1902-8001371328/2020	Office where deed is registered	
Query Date	20/10/2020 2:48:18 PM	1902-8001371328/2020	
Applicant Name, Address & Other Details	Abhijit Gangopadhyay 22 Bhattacharya Para Lane, Thana : Baranagar, District North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9331059590, 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. 5/-	Rs. 4,53,59,633/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203853/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, Pin Code : 700036

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8960	LR-11623	Bastu	Bastu	10 Katha 8 Chatak 10.73 Sq Ft	1/-	2,07,54,312/-	Property is on Road , Project Name :
L2	RS-8961	RS-11623	Pukur	Pukur	12 Katha 13 Chatak 31.5 Sq Ft	1/-	2,03,00,534/-	Property is on Road , Project Name :
L3	RS-8962	RS-11623	Pukur	Pukur	1 Katha 15 Chatak 20.7 Sq Ft	1/-	31,04,787/-	Property is on Road , Project Name :
TOTAL :					41.8067Dec	3 /-	441,59,633 /-	
Grand Total :					41.8067Dec	3 /-	441,59,633 /-	

Structure Details :

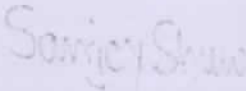
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		2500 sq ft	2 /-	12,00,000 /-	

Pal Details :

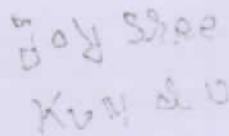
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Ram Chandra Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

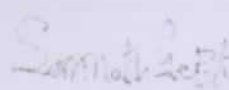
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx8B, Aadhaar No: 51xxxxxxxx9433, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Sanjoy Shaw (Presentant) Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

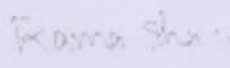
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx8A, Aadhaar No: 43xxxxxxxx6948, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Joysree Kundu Daughter of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

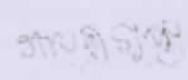
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JYxxxxxx2E, Aadhaar No: 69xxxxxxxx7369, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Somnath Gupta Son of Late Manmohan Gupta Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

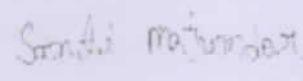
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDxxxxxx5R, Aadhaar No: 78xxxxxxxx7714, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
5 Rama Shaw Wife of Sk. Salim Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BNxxxxxx8L, Aadhaar No: 44xxxxxxxx6807, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
6 Mrs Gayatri Gupta Daughter of Late Manmohan Gupta Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

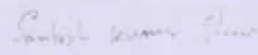
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx0Q, Aadhaar No: 79xxxxxxxx0946, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

Name	Photo	Finger Print	Signature
7 Mrs Santi Majumder Wife of Mr Sakti Pada Majumder Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

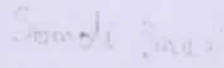
Post Dhania, P.O:- Masunda, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 743711 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ETxxxxxx9L, Aadhaar No: 41xxxxxxx1086, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mrs Padma Shaw Wife of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

27C, Ramdhan Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: MLxxxxxx9L, Aadhaar No: 33xxxxxxx4117, Status :Individual, Executed by Self, Date of Execution: 20/10/2020
Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Mr Santosh Kumar Shaw Son of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

27C, Ramdhan Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BLxxxxxx8M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Mrs Sonali Show Daughter of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

42/B, Raja Raj Ballav Street, P.O:- Shyampukur, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CTxxxxxx3C, Aadhaar No: 97xxxxxxx2645, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

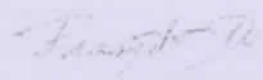
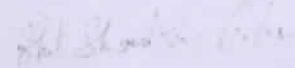
Key Details :

Name,Address,Photo,Finger print and Signature

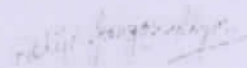
1 P S CONSTRUCTION

193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India.
PIN - 700036 . PAN No.:: AAxxxxxx9C, Aadhaar No: 70xxxxxxx7448, Status :Organization, Executed by:
Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Name Mr Prasenjit De Son of Late Sudhin Kumar De Date of Execution - 20/10/2020, , Admitted by: Self, Date of Admission: 20/10/2020, Place of Admission of Execution: Office	 Oct 20 2020 6:33PM	 LTI 20/10/2020	 20/10/2020
	10, Paramanick Ghat Lane, P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal. India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ADxxxxxx0F, Aadhaar No Not Provided Status : Representative, Representative of : P S CONSTRUCTION (as PARTNER)			
2	Name Mr Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 20/10/2020, , Admitted by: Self, Date of Admission: 20/10/2020, Place of Admission of Execution: Office	 Oct 20 2020 6:34PM	 LTI 20/10/2020	 20/10/2020
	1/1H/5, Sristi Dhar Dey Lane, P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: Alxxxxxx4H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Gangopadhyay Son of Late N C Ganguly . 22, Bhattacharya Para Lane, P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India. PIN - 700036	 20/10/2020	 20/10/2020	 20/10/2020
Identifier Of Mr Ram Chandra Shaw, Mr Sanjoy Shaw, Mrs Joysree Kundu, Mr Somnath Gupta, Rama Shaw, Mrs Gayatri Gupta, Mrs Santi Majumder, Mrs Padma Shaw, Mr Santosh Kumar Shaw, Mrs Sonali Show, Mr Prasenjit De, Mr Shib Shankar Guha			

of property for L1

	From	To. with area (Name-Area)
	Mr Ram Chandra Shaw	P S CONSTRUCTION-1 73496 Dec
	Mr Sanjoy Shaw	P S CONSTRUCTION-1 73496 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-1 73496 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-1 73496 Dec
5	Rama Shaw	P S CONSTRUCTION-1 73496 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-1 73496 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-1 73496 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-1 73496 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-1 73496 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-1 73496 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-2 12128 Dec
2	Mr Sanjoy Shaw	P S CONSTRUCTION-2 12128 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-2 12128 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-2 12128 Dec
5	Rama Shaw	P S CONSTRUCTION-2 12128 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-2 12128 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-2 12128 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-2 12128 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-2 12128 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-2 12128 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-0.324431 Dec
2	Mr Sanjoy Shaw	P S CONSTRUCTION-0.324431 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-0.324431 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-0.324431 Dec
5	Rama Shaw	P S CONSTRUCTION-0.324431 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-0.324431 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-0.324431 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-0.324431 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-0.324431 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-0.324431 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
2	Mr Sanjoy Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
3	Mrs Joysree Kundu	P S CONSTRUCTION-150.00000000 Sq Ft
4	Mr Somnath Gupta	P S CONSTRUCTION-150.00000000 Sq Ft
5	Rama Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
6	Mrs Gayatri Gupta	P S CONSTRUCTION-150.00000000 Sq Ft
7	Mrs Santi Majumder	P S CONSTRUCTION-150.00000000 Sq Ft
8	Mrs Padma Shaw	P S CONSTRUCTION-150.00000000 Sq Ft

Mr Santosh Kumar Shaw	P S CONSTRUCTION-150.00000000 Sq Ft	
Mrs Sonali Show	P S CONSTRUCTION-150.00000000 Sq Ft	
Transfer of property for S2		
Sl.No	From	To, with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
2	Mr Sanjoy Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
3	Mrs Joysree Kundu	P S CONSTRUCTION-100.00000000 Sq Ft
4	Mr Somnath Gupta	P S CONSTRUCTION-100.00000000 Sq Ft
5	Rama Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
6	Mrs Gayatri Gupta	P S CONSTRUCTION-100.00000000 Sq Ft
7	Mrs Santi Majumder	P S CONSTRUCTION-100.00000000 Sq Ft
8	Mrs Padma Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
10	Mrs Sonali Show	P S CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8960, LR Khatian No:- 11623	Owner: নন্দ কুলাল শাহী, Gurdian: যদেবদর, Address: মির্জা Classification: বাহু, Area: 0.17380000 Acre.	Owner Name not selected by applicant
L2	RS Plot No:- 8961, RS Khatian No:- 11623		Owner Name not selected by applicant
L3	RS Plot No:- 8962, RS Khatian No:- 11623		Owner Name not selected by applicant

20-10-2020

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 16.11 hrs. on 20-10-2020, at the Office of the A.R.A - II KOLKATA by Mr. Sanjoy Shaw 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 4,53,59,633/-

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

Execution is admitted on 20/10/2020 by 1. Mr Ram Chandra Shaw, Son of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Mr Sanjoy Shaw, Son of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Mrs Joysree Kundu, Daughter of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 4. Mr Somnath Gupta, Son of Late Manmohan Gupta, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 5. Rama Shaw, Wife of Sk. Salim, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Muslim, by Profession Service, 6. Mrs Gayatri Gupta, Daughter of Late Manmohan Gupta, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 7. Mrs Santi Majumder, Wife of Mr Sakti Pada Majumder, East Dhania, P.O: Masunda, Thana: Amdanga, North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by Profession House wife, 8. Mrs Padma Shaw, Wife of Late Monilal Shaw, 27C, Ramdhan Mitra Lane, P.O: Shyambazar, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 9. Mr Santosh Kumar Shaw, Son of Late Monilal Shaw, 27C, Ramdhan Mitra Lane, P.O: Shyambazar, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 10. Mrs Sonali Shaw, Daughter of Late Monilal Shaw, 42/B, Raja Raj Ballav Street, P.O: Shyampukur, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Gangopadhyay, Son of Late N C Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-10-2020 by Mr Prasenjit De, PARTNER, P S CONSTRUCTION, 193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr Abhijit Gangopadhyay, Son of Late N C Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

Execution is admitted on 20-10-2020 by Mr Shib Shankar Guha, PARTNER, P S CONSTRUCTION, 193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr Abhijit Gangopadhyay, Son of Late N C Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/-, J = Rs 55/-, M(a) = Rs 21/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

nt of Stamp Duty

ied that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

cription of Stamp

Stamp: Type: Impressed, Serial no 2474, Amount: Rs 100/-, Date of Purchase: 17/08/2020, Vendor name: R PAUL

Abhijit Basu

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

cate of Registration under section 60 and Rule 69
stered in Book - I
lume number 1902-2020, Page from 179596 to 179636
being No 190203887 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2020.12.17 16:14:18 +05:30
Reason: Digital Signing of Deed

(Abhijit Basu) 2020/12/17 04:14:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)