

13340/2023

P-12942/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 861604

Q-8002954460/2023

Certified that the documents is submitted
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional/Tyada Sub-Registrar
Chandore, Durgam Chum. 24-Pol. (Hwy)

01 DEC 2023

DEVELOPMENT GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, BETWEEN WE,
(1) SRI SANJOY SHAW, PAN BCLPS2438A, son of Late Nanda Dulal Shaw,
by faith - Hindu, by nationality - India, by occupation - Business, residing at 86,
Gopal Lal Tagore Road, P.O. & Police Station - Baranagar, Kolkata- 700 036, 2(a)
SRI GOPAL KUNDU, PAN OBYPK7200P, son of Late Jagabandhu Kundu, by
faith - Hindu, by nationality - India, by occupation - Business, 2(b) SRI BIJOY

159167

No.
Name: N. K. SAMANTA, Adv.
Address: Sealdah Civil Court, Kal-14
Rs.
Collectorate
N. K. Subhas Redi,
Kolkata-1
26 SEP 2023
Anant Kr. Saha
Licensed Stamp
Vendor



[Handwritten signature]

Dist. District Sub-Registrar
Cossipore, Dum Dum

M. K. Samanta
Mr. NISITH KR. SAMANTA
SEALDAH CIVIL COURT
3rd Floor, Room No.-301
Kolkata-700014
E.No. WB/1120/78

01 DEC 2023

KUNDU, PAN BRIPK0526K, son of Sri Gopal Kundu, by faith - Hindu, by nationality - India, by occupation - Business, 2(c) SMT. SWAPNA KUNDU, PAN IYKPK2276Q, by faith - Hindu, by nationality - India, by occupation - House-wife, all residing at 86, Gopal Lal Tagore Road, P.O. & Police Station - Baranagar, Kolkata- 700 036, (3) SRI SANTOSH KUMAR SHAW, PAN BLJPS0888M, son of Late Monilal Shaw, grand-son of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Service, residing at 27C, Ramdhan Mitra Lane, Police Station - Shyampukur, Kolkata - 700004 (4) SMT. SANTI MAJUMDER, PAN ETAPM9879L wife of Sri Sakti Pada Majumder, daughter of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Housewife, all residing at East - Dhaniala, Police Station - Amdanga, Post Office - Masunda, Pin - 743711, District North 24 - Parganas, (5) SMT. PADMA SHAW, PAN MLSPS5699L, wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Housewife, residing at 27C, Ramdhan Mitra Lane, Police Station - Shyampukur, Kolkata - 700004, (6) SMT. SONALI SHAW, PAN CTSPS7843C, daughter of Late Monilal Shaw, grand-daughter of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Business, residing at 42/B, Raja Raj Ballav Street, Police Station - Shyampukur, Post Office - Shyambazar, Kolkata - 700003, (7) SRI SOMNATH GUPTA, PAN BDHPG1985R, son of Late Manmohan Gupta, grandson of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Service, (8) SMT. RAMA SHAW, PAN BNWPS8808L, wife of Sk. Salim, daughter of Late Manmohan Shaw, grand-daughter of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Service & (9) SMT. GAYATRI BANERJEE, PAN BJCPG0230Q, daughter of Late Manmohan Shaw, grand-daughter of Late Nanda Dulal Shaw, by faith - Hindu, by nationality - India, by occupation - Service, 6,7,8 are residing at 86, Gopal Lal Tagore Road, P.O. & P.S - Baranagar, Kolkata - 700036, do

hereby nominate, constitute and appoint, P S CONSTRUCTION, PAN AANFP7789C, its partnership firm having its Regd. Office at 193, Kashinath Dutta Road, P.S. Baranagar, Kolkata - 700036, represented by its two partners out of three partners as per deed of partnership namely (1) SRI PRASENJIT DE, PAN ADTPD1410F, son of Late Sudhin Kumar De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 21, Satchasi Para Lane, Police Station - Cossipore, Kolkata - 700036, (2) SRI SHIB SHANKAR GUHA, PAN AICPG8754H, son of Late Naresh Chandra Guha, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 1/1H/5, Sistri Dhar Dey lane, Police Station - Cossipore, Kolkata - 700036,, to our true and lawful attorney to do and execute and perform the following acts, deeds, matters and things viz.

to our true and lawful attorney to do and execute and perform the following acts, deeds, matters and things viz.

WHEREAS the original owners, (1) Sri Ram Chandra Shaw, (2) Sri Sanjoy Shaw, (3) Smt. Joysree Kundu, (4) Smt. Santi Majumder,, (5) Smt. Padma Shaw, (6) Sri Santosh Kumar Shaw (7) Smt. Sonali Shaw, (8) Sri Somnath Gupta (9) Smt. Rama Shaw, & (10) Smt. Gayatri Banerjee, become the owner of proportionate share of ALL THAT piece and parcel of landed property measuring an area of 25(twenty five) Cottahs 5 (five) Chittacks 17.93 (Seventeen point ninety three) Sq.ft. be the same more or less together with building lying and situated at 86, Gopal Lal Tagore Road, Police Station - Baranagar, Kolkata - 700036, comprised in J. L. No. 5, R. S. No. 6, under the Baranagar Mouza, Touzi No. 1068/2833, appertaining to R.S Dag No. 6015, 6016 & 6029 and L.R. Dag no.8960, 8961 & 8962 in R.S. Khatian no. 3857 and L. R. Khatian no. 11623 as per settlement record within the limit of Baranagar Municipality, Being Ward No. 25, Holding No. 195 under the jurisdiction of Additional District Sub Registrar Cossipore Dum Dum office, in the District North 24 Parganas.

AND WHEREAS the said owner, Sri Ram Chandra Shaw, serial no. 1 of Development Agreement, died intestate on 01.10.2023 leaving behind his only legal heirs bother & sisters namely (1) Sri Sanjoy Shaw, & (2) Smt Santi Majumder, that besides the above legal heirs the deceased did not leave any other legal heirs or near relations at the time of his death.

AND WHEREAS the said owner Smt. Jaysree Kundu, serial no. 3 of Development Agreement, died intestate on 21.09.2023 leaving behind her only legal heirs husband and son namely (1) Sri Gopal Kundu, (2) Sri Bijoy Kundu & (3) Smt. Swapna Kundu that besides the above legal heirs the deceased did not leave any other legal heirs or near relations at the time of her death

AND WHEREAS the said owners become the owner of proportionate share of ALL THAT piece and parcel of landed property measuring an area of 25(twenty five) Cottahs 5 (five) Chittacks 17.93 (Seventeen point ninety three) Sq.ft. be the same more or less together with building lying and situated at 86, Gopal Lal Tagore Road, Police Station – Baranagar, Kolkata – 700036, comprised in J. L. No. 5, R. S. No. 6, under the Baranagar Mouza, Touzi No. 1068/2833, appertaining to R.S Dag No. 6015, 6016 & 6029 and L.R. Dag no.8960, 8961 & 8962 in R.S. Khatian no. 3857 and L. R. Khatian no. 11623 as per settlement record within the limit of Baranagar Municipality, Being Ward No. 25, Holding No. 195 under the jurisdiction of Additional District Sub Registrar Cossipore Dum Dum office, in the District North 24 Parganas.

AND WHEREAS the said owners entered into a supplemental development agreement dated 8th day of November 2023 with the developer M/S P S CONSTRUCTION, PAN AANFP7789C, its partnership firm having its Regd. Office at 193, Kashinath Dutta Road, P.S. Baranagar, Kolkata – 700036, represented by its two partners out of three partners as per deed of partnership namely (1) SRI PRASENJIT DE, PAN ADTPD1410F, son of Late Sudhin Kumar De, by faith – Hindu, by nationality – Indian, by occupation – Business,

residing at 21, Satchasi Para Lane, Police Station – Cossipore, Kolkata – 700036,

(2) SRI SHIB SHANKAR GUHA, PAN AICPG8754H, son of Late Naresh Chandra Guha, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 1/1H/5, Sistri Dhar Dey lane, Police Station – Cossipore, Kolkata – 700036, by a registered agreement as recorded in Additional Sub -Registrar Cossipore Dum Dum Office and entered into Book No. 1, Volume No. 1506-2023, Being No. 12930 for the year 2023.

1. T O look after, manage and control & promote and develop my immovable property that I have and may have in future within the Baranagar Municipality being Premises No. 86, Gopal Lal Tagore Road, Police Station – Baranagar, Kolkata – 700036, duly described and mentioned in the schedule hereto in any manner they may deemed fit and proper.
2. T O offer any party, having proficiency and experience in building construction to build and/or construct building for residential purpose which is allowable within the space area by Baranagar Municipality authority upon the said land according to the sanctioned Plan by the authority concerned on our behalf.
3. T O receive from the intending purchaser or purchasers any earnest money or advance or advance and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the purchaser or purchasers in respect of individual flat, shop and garage of the Developer's allocation as mentioned in the Development agreement dated 1st day of December 2023 of the aforesaid property.

Be it noted i.e. attorney shall not any transfer owner's allocation according to Development agreement.

4. U P O N such receipt as aforesaid in our name and as any act and deed, to sign, execute and deliver any conveyance in respect of individual flats, shop and garage of the Developer's allocation of the said property in favour of the said purchaser or his nominee or assignee.

5. T O sign and verify all applications or objections to appropriate absolute for all and any license, permission or consent etc. required by law in connection with the management and development of our aforesaid property described in the schedule below:
6. T O effect mutation or separation of holding in the Revenue and/or the Baranagar Municipality Records and sign, application or objection on our behalf.
7. T O sign and submit any building plan, revised building plan or any plan for ownership residential flat with the Baranagar Municipality authority and sign all applications or objections in the same on our behalf.
8. T O appear for and represent in all the courts, Civil, Criminal, Revenue or any offices including the Baranagar Municipality, CMDA. Office and C.I.T. Office, before the Original, Provisional or Appellate Authority, in any Registration offices and to sign execute verify and file plaints, written statements and petitions to swear affidavit and also to present appeals in any court and to accept services of all summons, notices and the proceedings of law on our behalf.
9. T O sign and execute the agreement for sale in favour of the intending purchasers for selling the developer's allocation and to receive money from the said intending purchasers on our behalf.
10. T O sign, execute, admit, verify and present any agreement for sale and sale deed or deed of conveyance and/or sale deeds and/or amalgamation deed and/or any instruments for registration in respect of the developer's allocation according to Development agreement & Supplemental Development agreement of the said property thereof and to present the same before the Registrar of Assurance, District Registrar and Sub-Registrar having authority for the same and to have the said deeds Registered as fully and effectually as we could do ourselves if we personally present.

A N D we hereby agreed and undertake to ratify and confirm all and whatsoever other act or acts my said attorney shall lawfully do, execute or perform

or cause to be done execute or performed in connection with the sale of ownership flats, garages and shops on the said land of the Developer's allocation of the said property by virtue of this Power of Attorney.

THE SCHEDULE AS REFERRED TO ABOVE .

ALL THAT piece and parcel of the landed property measuring an area of 25(twenty five) Cottahs 5 (five) Chittacks 17.93 (Seventeen point ninety three) Sq.ft. be the same more or less together with building lying and situated at 86, Gopal Lal Tagore Road, Police Station – Baranagar, Kolkata – 700036, comprised in J. L. No. 5, R. S. No. 6, under the Baranagar Mouza, Touzi No. 1068/2833, appertaining to R.S Dag No. 6015, 6016 & 6029 and L.R. Dag no.8960, 8961 & 8962 in R.S. Khatian no. 3857 and L. R. Khatian no. 11623 as per settlement record within the limit of Baranagar Municipality, Being Ward No. 25, Holding No. 195 under the jurisdiction of Additional District Sub Registrar Cossipore Dum Dum office, in the District North 24 Parganas. The property is butted and bounded as follows:

ON THE NORTH:	By Property of Chittaranjan Pal,
ON THE SOUTH :	By Bengal Immunity Co.
THE EAST :	By Property of Dhirendra Nath Dasgupta,
ON THE WEST :	By Gopal Lal Tagore Road.

IN THE WITNESSES WHEREOF the owners hereto have set and subscribed their respective hands and seal on this 8th day of November 2023..

WITNESSES :

1. *Agan Samanta*
82 B.K. MOITRA RD.
K01-36

- 1) Sanjoy Shaw
- 2A) *Shopal Kunder*
- 2B) *Tijoy Kunder*
- 2C) Swapna Kunder
- 3) Santosh Kumar Shaw
- 4) Sati Maikunder
- 5) Padma Shaw
- 6) Somali shaw.
- 7) *Samnath Ghosh*
- 8) Ramen shaw
- 9) *সত্যজিৎ শর্মা*

SIGNATURE OF THE OWNERS

2 *Nisith K. Samanta*
Ad

Drafted & prepared by me

Nisith K. Samanta
Mr. Nisith Kumar Samanta

Advocate,
Sealdah Civil Court,
Kolkata - 700014.
E.No.WB/1120/78

P. S. CONSTRUCTION

Pranab K.
PARTNER

Shub Shankar Guly
PARTNER

SIGNATURE OF POWER OF ATTORNEY HOLDER

Sub
 expression

Thumb 1st finger middle finger ring finger small finger

Left hand

Right hand

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Name _____
 Signature _____

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Left
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Right
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Name _____

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Right
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Right
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Thumb 1st finger middle finger ring finger small finger



Left hand



Right hand



Name _____
Signature _____

Thumb 1st finger middle finger ring finger small finger



Left hand



Right hand



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Signature _____

Thumb 1st finger middle finger ring finger small finger



Left hand



Right hand



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Signature _____
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Left hand



Right hand



Name _____
Signature _____

Thumb
impression

Thumb

1st finger

middle finger

ring finger

small finger



Left
hand

Right
hand

Name _____
Signature _____

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	Left hand					
	Right hand					

Name _____
Signature _____

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	Left hand					
	Right hand					

Name _____
Signature _____

Thumb 1st finger middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name _____
Signature _____

Major Information of the Deed

Deed No.:	I-1506-12942/2023	Date of Registration:	01/12/2023
Query No./Year	1506-8002954460/2023	Office, where deed is registered	
Query Date	01/12/2023 12:17:49 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Nisith Kumar Samanta Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9830346879, 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. 4,10,26,171/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150612930/2023 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

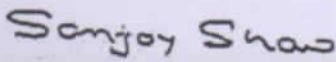
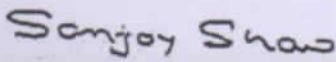
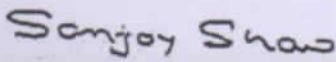
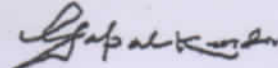
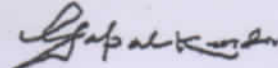
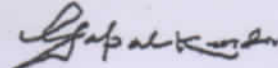
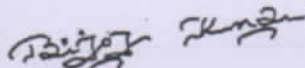
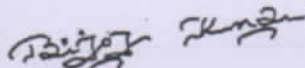
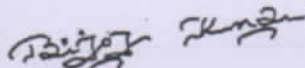
Sch No.	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8960	LR-11623	Bastu	Bastu	10 Katha 8 Chatak 10.73 Sq Ft	1/-	1,86,78,881/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-8961	LR-11623	Pukur	Pukur	12 Katha 13 Chatak 31.5 Sq Ft	1/-	1,82,70,481/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-8962	LR-11623	Pukur	Pukur	1 Katha 15 Chatak 20.7 Sq Ft	1/-	27,94,309/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			41.8067Dec	3 /-	397,43,671 /-	
		Grand Total :			41.8067Dec	3 /-	397,43,671 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					

On Land L1	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	2500 sq ft	2 /-	12,82,500 /-	

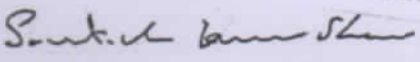
Principal Details :

Sl No	Name Address Photo Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>01/12/2023</td><td></td><td>LTI 01/12/2023</td><td>01/12/2023</td></tr> </tbody> </table> 86 Gopal Lal Tagore Road, City:- , 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured		01/12/2023		LTI 01/12/2023	01/12/2023
Name	Photo	Finger Print	Signature										
Sanjoy Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										
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Name	Photo	Finger Print	Signature										
Gopal Kundu Son of Late Jagabandhu Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>01/12/2023</td><td></td><td>LTI 01/12/2023</td><td>01/12/2023</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured		01/12/2023		LTI 01/12/2023	01/12/2023
Name	Photo	Finger Print	Signature										
Bijoy Kundu Son of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured											
01/12/2023		LTI 01/12/2023	01/12/2023										

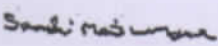
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: brxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Swapna Kundu Daughter of Gopal Kundu Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured	
01/12/2023	01/12/2023	01/12/2023	

86 Gopal Lal Tagore Road, City:- , 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.:: lyxxxxxx6q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Santosh Kumar Shaw Son of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured	
01/12/2023	01/12/2023	01/12/2023	

27C Ramdhan Mitra Lane, City:- , P.O:- Shyampukur, 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 by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Santi Majumder Wife of Sakti Pada Majumder Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured	
01/12/2023	01/12/2023	01/12/2023	

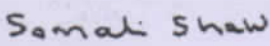
East Dhania, City:- , P.O:- Masunda, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 743711 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: etxxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

7

Name	Photo	Finger Print	Signature
Padma Shaw Wife of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured LTI 01/12/2023	 01/12/2023

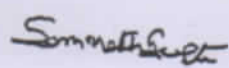
27C Ramdhan Mitra Lane, City:- , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: mlxxxxxx9l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
, Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

8

Name	Photo	Finger Print	Signature
Sonali Show Daughter of Late Monilal Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured LTI 01/12/2023	 01/12/2023

42/B Raja Raj Ballav Street, City:- , P.O:- Shyambazar, 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
, Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

9

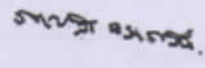
Name	Photo	Finger Print	Signature
Somnath Gupta Son of Late Manmohan Gupta Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured LTI 01/12/2023	 01/12/2023

86 Gopal Lal Tagore Road, City:- , 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
, Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

10

Name	Photo	Finger Print	Signature
Rama Shaw Wife of Sk Salim Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured LTI 01/12/2023	 01/12/2023

86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bnxxxxxx8l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

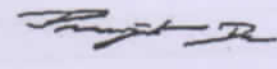
11	Name	Photo	Finger Print	Signature
	Gayatri Banerjee Daughter of Late Manmohan Shaw Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office		 Captured	
		01/12/2023	LTI 01/12/2023	01/12/2023

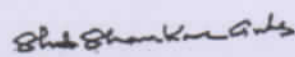
86 Gopal Lal Tagore Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bjxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023
 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office

Attorney Details :

Sl No	Name Address Photo Finger print and Signature
1	P S CONSTRUCTION 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Prasenjit De (Presentant) Son of Late Sudhin Kumar De Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office			 Captured	
		Dec 1 2023 12:50PM	LTI 01/12/2023	01/12/2023
21 Satchasi Para Lane, City:- , 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 by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner)				

Name	Photo	Finger Print	Signature
Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 08/11/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office		 Captured LTI 01/12/2023	 01/12/2023
1/1H/5 Sistri Dhar Dey Lane, City:- , 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.:: a1xxxxxx4h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Nisith Kumar Samanta Son of Late P G Samanta Sealdah Court, City:- , P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured 01/12/2023	 01/12/2023
Identifier Of Sanjoy Shaw, Gopal Kundu, Bijoy Kundu, Swapna Kundu, Santosh Kumar Shaw, Santi Majumder, Padma Shaw, Sonali Show, Somnath Gupta, Rama Shaw, Gayatri Banerjee, Prasenjit De, Shib Shankar Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-1.57724 Dec
2	Gopal Kundu	P S CONSTRUCTION-1.57724 Dec
3	Bijoy Kundu	P S CONSTRUCTION-1.57724 Dec
4	Swapna Kundu	P S CONSTRUCTION-1.57724 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-1.57724 Dec
6	Santi Majumder	P S CONSTRUCTION-1.57724 Dec
7	Padma Shaw	P S CONSTRUCTION-1.57724 Dec
8	Sonali Show	P S CONSTRUCTION-1.57724 Dec
9	Somnath Gupta	P S CONSTRUCTION-1.57724 Dec
10	Rama Shaw	P S CONSTRUCTION-1.57724 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-1.57724 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-1.92844 Dec
2	Gopal Kundu	P S CONSTRUCTION-1.92844 Dec
3	Bijoy Kundu	P S CONSTRUCTION-1.92844 Dec
4	Swapna Kundu	P S CONSTRUCTION-1.92844 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-1.92844 Dec
6	Santi Majumder	P S CONSTRUCTION-1.92844 Dec
7	Padma Shaw	P S CONSTRUCTION-1.92844 Dec
8	Sonali Show	P S CONSTRUCTION-1.92844 Dec

9	Somnath Gupta	P S CONSTRUCTION-1.92844 Dec
10	Rama Shaw	P S CONSTRUCTION-1.92844 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-1.92844 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-0.294938 Dec
2	Gopal Kundu	P S CONSTRUCTION-0.294938 Dec
3	Bijoy Kundu	P S CONSTRUCTION-0.294938 Dec
4	Swapna Kundu	P S CONSTRUCTION-0.294938 Dec
5	Santosh Kumar Shaw	P S CONSTRUCTION-0.294938 Dec
6	Santi Majumder	P S CONSTRUCTION-0.294938 Dec
7	Padma Shaw	P S CONSTRUCTION-0.294938 Dec
8	Sonali Show	P S CONSTRUCTION-0.294938 Dec
9	Somnath Gupta	P S CONSTRUCTION-0.294938 Dec
10	Rama Shaw	P S CONSTRUCTION-0.294938 Dec
11	Gayatri Banerjee	P S CONSTRUCTION-0.294938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
2	Gopal Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
3	Bijoy Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
4	Swapna Kundu	P S CONSTRUCTION-136.36363600 Sq Ft
5	Santosh Kumar Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
6	Santi Majumder	P S CONSTRUCTION-136.36363600 Sq Ft
7	Padma Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
8	Sonali Show	P S CONSTRUCTION-136.36363600 Sq Ft
9	Somnath Gupta	P S CONSTRUCTION-136.36363600 Sq Ft
10	Rama Shaw	P S CONSTRUCTION-136.36363600 Sq Ft
11	Gayatri Banerjee	P S CONSTRUCTION-136.36363600 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Sanjoy Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
2	Gopal Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
3	Bijoy Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
4	Swapna Kundu	P S CONSTRUCTION-90.90909100 Sq Ft
5	Santosh Kumar Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
6	Santi Majumder	P S CONSTRUCTION-90.90909100 Sq Ft
7	Padma Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
8	Sonali Show	P S CONSTRUCTION-90.90909100 Sq Ft
9	Somnath Gupta	P S CONSTRUCTION-90.90909100 Sq Ft
10	Rama Shaw	P S CONSTRUCTION-90.90909100 Sq Ft
11	Gayatri Banerjee	P S CONSTRUCTION-90.90909100 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 Name not selected by applicant.
L2	LR Plot No:- 8961, LR Khatian No:- 11623		Owner Name not selected by applicant.
L3	LR Plot No:- 8962, LR Khatian No:- 11623		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150612942 / 2023

On 01-12-2023

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

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

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

Presented for registration at 12:31 hrs on 01-12-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prasenjit De .

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 4,10,26,171/-

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

Execution is admitted on 01/12/2023 by 1. Sanjoy Shaw, Son of Late Nanda Dulal Shaw, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Gopal Kundu, Son of Late Jagabandhu Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Bijoy Kundu, Son of Gopal Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 4. Swapna Kundu, Daughter of Gopal Kundu, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 5. Santosh Kumar Shaw, Son of Late Monilal Shaw, 27C Ramdhan Mitra Lane, P.O: Shyampukur, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 6. Santi Majumder, Wife of Sakti Pada Majumder, East Dhaniala, P.O: Masunda, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by Profession House wife, 7. Padma Shaw, Wife of Late Monilal Shaw, 27C Ramdhan Mitra Lane, P.O: Shyampukur, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 8. Sonali Show, Daughter of Late Monilal Shaw, 42/B Raja Raj Ballav Street, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 9. Somnath Gupta, Son of Late Manmohan Gupta, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 10. Rama Shaw, Wife of Sk Salim, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 11. Gayatri Banerjee, Daughter of Late Manmohan Shaw, 86 Gopal Lal Tagore Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-12-2023 by Prasenjit De, Partner, P S CONSTRUCTION, 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2023 by Shib Shankar Guha, Partner, P S CONSTRUCTION, 193 Kashinath Dutta Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Statement of Stamp Duty: Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
Stamp: Type: Impressed, Serial no 159167, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K
aha

Kaustava Dey

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

...icate of Registration under section 60 and Rule 69.
...gistered in Book - I
...olume number 1506-2023, Page from 365454 to 365477
...being No 150612942 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.12.01 14:10:32 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 01/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.