

D-6734/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T BENGAL - The documents attached with this document are the part of this document.

AP 265582

Addl. District Sub-Registrar
Bahala, South 24 Parganas

2 JUN 2023

DEVELOPMENT POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS THAT MRS. CHANDANA
MOITRA (Aadhaar No. 6639 3652 6541) (PAN: AJHPM2583J) daughter
of Bhaba Ranjan Mukherjee, wife of Sri Debasish Moitra, by faith- Hindu,
by occupation- Service, residing at 252/A/1 Bhuban Mohan Roy Road,
Baishali Park, P.O- Barisha, Police Station- Haridevpur, Kolkata- 700008,
Hereinafter called the LANDOWNER/ EXECUTANT SEND GREETINGS;

Rajrangbali Developer

Partner

Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

20 APR 2023

Case No. 2283

Part 1 R. K. MITRA, ADV

Alipore Judges' Court, Kol-27

Value Rs. 7.00

DIDYUT K. SAHA

Licence Stamp Vendor

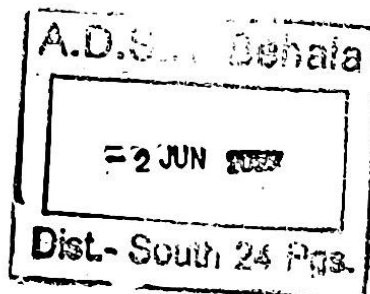
Alipore Judges' Court 24 Pgs. (S)

Kolkata 700 027

Stamp Vendor Signature



✓



Admitted & served
to counsel

Major Information of the Deed

Deed No :	I-1607-06734/2023	Date of Registration	02/06/2023
Query No / Year	1607-8001425244/2023	Office where deed is registered	
Query Date	02/06/2023 2:05:11 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S D GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836996870, 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. 61,00,000/-	Rs. 61,64,930/-		
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]:- 160706725/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhuban Mohan Roy Road(Word 123), , Premises No: 142, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 8 Chatak 20 Sq Ft	58,00,000/-	58,64,930/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				9.1208Dec	58,00,000 /-	58,64,930 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,00,000 /-	3,00,000 /-	

Bajrangbali Developer




Pradip Roy Partner
Shovan Ghoshal Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



2 Shovan Ghoshal
10/10/1911






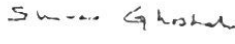
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Chandana Moitra Daughter of Bhaba Ranjan Mukherjee Executed by: Self, Date of Execution: 02/06/2023 Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/06/2023	LTI 02/06/2023	02/06/2023	
,252/A/1, Bhuban Mohan Roy Road,, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023 , Admitted by: Self, Date of Admission: 02/06/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	BAJRANGBALI DEVELOPER ,115 Diamond Harbour Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ABxxxxxx3H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradip Roy (Presentant) Son of Mr Niranjn Roy Date of Execution - 02/06/2023, , Admitted by: Self, Date of Admission: 02/06/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 2 2023 2:27PM	LTI 02/06/2023	02/06/2023	
,4/4, Bose Para By Lane,, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : BAJRANGBALI DEVELOPER (as partner)				
2	Name Mr Shovan Ghoshal Son of Mr Rajen Ghoshal Date of Execution - 02/06/2023, , Admitted by: Self, Date of Admission: 02/06/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 2 2023 2:27PM	LTI 02/06/2023	02/06/2023	

Bajrangbali Developer
 
 Partner Partner

1. Pradip Roy 2. Shovan Ghoshal
 As Constituted Attorney of
 Chandana Moitra


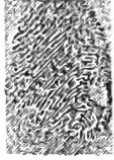

09/06/2023 Query No:-16078001425244 / 2023 Deed No :I - 160706734 / 2023, Document is digitally signed.



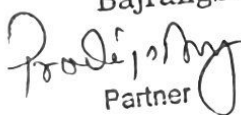
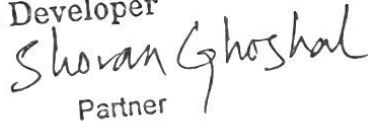
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11A, diamond Harbour Road, Rahul Palza,, Flat No: F5, City:- Not Specified, P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided
Status : Representative, Representative of : BAJRANGBALI DEVELOPER (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN GHOSH Son of Mr A GHOSH GHOSH 192/5 M G ROAD, City:- , P.O:- RC THAKURANI, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104			
	02/06/2023	02/06/2023	02/06/2023
Identifier Of Mrs Chandana Moitra, Mr Pradip Roy, Mr Shovan Ghoshal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Moitra	BAJRANGBALI DEVELOPER-9.12083 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Moitra	BAJRANGBALI DEVELOPER-400.00000000 Sq Ft

Bajrangbali Developer
 Partner
 Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



On 02-06-2023

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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 14:00 hrs on 02-06-2023, at the Office of the A.D.S.R. BEHALA by Mr Pradip Roy .

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 61.64,930/-

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

Execution is admitted on 02/06/2023 by Mrs Chandana Moitra, Daughter of Bhaba Ranjan Mukherjee, ,252/A/1, Bhuban Mohan Roy Road,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service

Identified by Mr SOUMEN GHOSH, , Son of Mr A GHOSH GHOSH, 192/5 M G ROAD, P.O: RC THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

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

Execution is admitted on 02-06-2023 by Mr Pradip Roy, partner, BAJRANGBALI DEVELOPER, ,115 Diamond Harbour Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr SOUMEN GHOSH, , Son of Mr A GHOSH GHOSH, 192/5 M G ROAD, P.O: RC THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 02-06-2023 by Mr Shovan Ghoshal, partner, BAJRANGBALI DEVELOPER, ,115 Diamond Harbour Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr SOUMEN GHOSH, , Son of Mr A GHOSH GHOSH, 192/5 M G ROAD, P.O: RC THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 265582, Amount: Rs.100.00/-, Date of Purchase: 20/04/2023, Vendor name: Bidyut Kumar Saha

Bajrangbali Developer

Partner

Shovan Ghoshal

Partner

Sourav Chakrobarty

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



Shivan Chandra
Library

WHEREAS The Principal is the Owner in respect of ALL THAT piece and parcel of land measuring about 5 Cottah 08 Chittacks 20 Sq. Ft. be the same a little more or less lying and situated at Mouza - Purba Barisha, J.L No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16 under R.S. Khatian No. 2691, Dag No. 262 being Scheme Plot No. I & 2, Police Station - Thakurpukur now Haridevpur, District Sub-Registry Office at Alipore, Addl. District Sub Registry Office at Behala, in the District of South 24-Parganas, having K.M.C Premises No. 142 Bhuban Mohan Roy Road, Kolkata-700008, Addl. District Sub Registrar at Behala, Dist. Sub Registrar at Alipore, in the District South 24 Parganas together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto.

AND WHEREAS The Principal has executed Development Agreement, on this day hereinafter referred to as the "Development Agreement" in respect of the said premises with M/s. BAJRANGBALI DEVELOPER (PAN: ABAFB7603H), a Partnership Firm, having its office at 115, Diamond Harbour Road, Post Office- Barisha, Police Station- - Thakurpukur, Kolkata- 700008 1) SRI PRADIP ROY (PAN AITPR 2835H) (Aadhaar No. 485870936987) son of Sri Niranjan Roy, by faith- Hindu, by occupation- Business, residing at 4/4, Bose Para By Lane, Post Office - Barisha, Police Station- - Thakurpukur, Kolkata- 700008 2) SRI SHO VAN GHOSHAL (PAN AFUPG 2677Q) (Aadhaar No. 985245875391) son of Sri Rajen Ghoshal, by faith- Hindu, by occupation- Business, residing at Flat No. F-5, Rahul Plaza, 14A Diamond Harbour Road, Post Office - Barisha, Police Station- Thakurpukur, Kolkata- 700008, which is registered before the A.D.S.R Behala and recorded therein Book NO. I, Volume No. 1607-2023 deed no. 1607-06725 for the year 2023 & being Part of the said agreement the Principal is desirous of

Bajrangbali Developer

Partner

Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



A.D. S. R. Bhandari
= 2 JUN 1959
Dist.- South 24 Pgs.

Copy of
to be sent
to the District
Magistrate

appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and on his behalf and in his names, place and stead to do the following acts, deeds, matters and things for smooth execution of the said agreement.

I, the Owner herein do hereby nominate, appoint and constitute 1) SRI PRADIP ROY (PAN AITPR 2835H) (Aadhaar No. 485870936987) son of Sri Niranjana Roy, by faith- Hindu, by occupation- Business, residing at 4/4, Bose Para By Lane, Post Office - Barisha, Police Station- - Thakurpukur, Kolkata- 700008, Kolkata -700 008 2) SRI SHO VAN GHOSHAL (PAN AFUPG 2677Q) (Aadhaar No. 985245875391) son of Sri Rajen Ghoshal, by faith- Hindu, by occupation- Business, residing at Flat No. F-5, Rahul Plaza, 14A Diamond Harbour Road, P.S.-Thakurpukur, Kolkata-700008 partners of BAIRANGBALI DEVELOPER (PAN: ABAFB7603H), a Partnership Firm, having its office at 115, Diamond Harbour Road, P.O- Barisha, P.S - Thakurpukur, Kolkata- 700008 to be my true and lawful ATTORNEY for me in my name to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things, jointly or severally that is to say;-

1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises after demolishing the existing structures as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
2. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration of

Bairangbali Developer

Partner

Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



A.D. 1972 Benhal
- 2 JUN 1972
Dist- South 24 Pgs.

Shovan Choudhary
to Govt.

any gift deed, declaration, amalgamation and to sign and execute deed to admit the execution thereof.

3. To erect boundary walls in and around of the said premises.
4. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required time to time in this regard.
5. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.
7. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the principal.

Bajrangbali Developer
Pradip Roy
 Partner
Shovan Ghoshal
 Partner

1. Pradip Roy 2. Shovan Ghoshal
 As Constituted Attorney of
 Chandana Moitra





A.D. 51 Benala

22 JUN 2023

Dist.- South 24 Pgs.

Agency of
Shovan Ghoshal

8. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

9. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

10. To make supervise and construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

11. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers

Bajrangbali Developer

Pradip Roy
Partner

Shovan Ghoshal
Partner

[Signature]
1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



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A.C. 184/2023

2 JUN 2023

Dist.- South 24 Pgs.

Indranil Ghoshal
Secretary

appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.

12. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

13. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

14. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal before the Kolkata Municipal Corporation & B.L. & L.R.O.

15. That my Attorneys shall sign and execute all Agreement(s), Deed(s) of conveyance, any declaration or any other documents and admit execution and present all such Agreements. Deeds and documents including Boundary declaration, Gift, deed of exchange, amalgamation, lease or such other documents etc., before the concerned Registration offices required for getting building plan sanction and to that effect to sign and execute all documents for complete registration unto and in favour purchaser or purchasers and to

Bajrangbali Developer

Partner

Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



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A.D. Behala
52 JUN 2022
Dist. - South 24 Pgs.

Shovan Ghoshal
Secretary

handover and/or deliver peaceful possession of the Developer's Allocation only in my name and on my behalf.

16. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.

17. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

18. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in Schedule "C" in the said registered Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.

19. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said

Bajrangbali Developer

Partner

Partner

I. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



A.D.S.L. Serial
2 JUN 1953
Dist- South 24 Pgs.

12/20/53
12/20/53

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2023, Page from 203027 to 203046
S.No. 160706734 for the year 2023.



Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.06.09 13:26:09 +05:30
Reason: Digital Signing of Deed.

S. Chakraborty

Sourav Chakrobarty) 2023/06/09 01:26:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

Bajrangbali Developer

Partner

Shovan Ghoshal
Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

(This document is digitally signed.)



Secretary of
Shri Gopal

Development Agreement and to grant proper receipt and discharge thereof.

20. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.

21. Equitable mortgage may be created only out of Developer's Allocation only in respect of units/floors/ flats/ car parking spaces/ spaces of the intending Purchaser/s who wants to purchase and/or buy the same from the Developer out of the Developer's Allocation and to make the Principal free from all encumbrances and liabilities whatsoever.

22. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

23. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way said premises or any part thereof including those relating to acquisition and/or requisition in which the principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

24. To sign and execute all papers and documents including negotiate with the tenant.

25. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

Bajrangbali Developer

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

 Partner
 Partner



A.D.S. : Benala
2 JUN 1972
Dist. Co. in 24 P22

Atty. Gen. S. S. Choudhary
Min. of Defence
New Delhi

26. If, the attorneys do any act which in contravention to the interest of the project or the principal or beyond the power conferred to them, then they will be liable for such acts and can be sued in the court of law.

27. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

28. The Attorneys for and on behalf of the Principal, jointly or severally or any of them, shall sign and execute Agreement for Sale/s, Deed of Conveyance/s or any other documents including Declaration, Affidavits.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under owner own hands if present personally. And We the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE 'A' AS REFERRED TO ABOVE

(i.e. the entire premises.)

ALL THAT piece and parcel of land measuring about 5 Cottah 08 Chittacks 20 Sq. Ft. together with pacca structure thereon measuring about 400 sq.ft be the same a little more or less lying and situates at Mouza- Purba Barisha, J.L No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16 under R.S. Khatian No. 2691, R.S Dag No. 262 Scheme Plot No. I & 2, Police Station- Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation Ward No. 123, having K.M.C Premises No. 142 Bhuban Mohan Roy Road, Kolkata- 700008, Addl. District Sub Registrar at Behala, D.S.R at Alipore, District South 24 Parganas,

Bajrangbali Developer

Pradip Roy
Partner

Shovan Ghoshal
Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



✓

A.D. 1954
2 JUN 1954
Dist. - South 24 Parganas

Shri G. S. Choudhary
1

together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is butted and bounded as follows:

ON THE NORTH - K.M.C Premises No. 152 B.M.Roy Road.

ON THE SOUTH - 16.6" wide K.M.C Road.

ON THE EAST - Vacant Land.

ON THE WEST - 16.6" wide K.M.C Road.

IN WITNESS WHEREOF the parties hereunto put his respective hands on the 2nd day of June two thousand and Twenty Three A.D.

WITNESSES:

1. Saumen Chakraborty
192/15 M.C. Road
near 104

Chandana Moitra

(SIGNATURES OF LAND OWNERS).

2. Debasis Mohanta
252/A/1 B.M. Roy Rd.
Helmets: 700008

Bajrangbali Developer

Pradip Roy

Partner

Bajrangbali Developer

Shovan Ghoshal

Partner

Partner

SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

Quinto San Ghosh

Advocate WB-1278/99

Alipore Judges Court, Kolkata- 700 027.

Typed by me:

B. Mondal

B. Mondal,

Aparajita, Kol-104

Bajrangbali Developer

Pradip Roy
Partner

Shovan Ghoshal
Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



✓

A.D.S.R Behala

2 JUN 1972

Dist- Sunderbans

10/10/72



LEFT HAND					
RIGHT HAND					

NAME :
SIGNATURE : Chandana Moitra



LEFT HAND					
RIGHT HAND					

NAME : PRADIP ROY.
SIGNATURE : Pradip Roy



LEFT HAND					
RIGHT HAND					

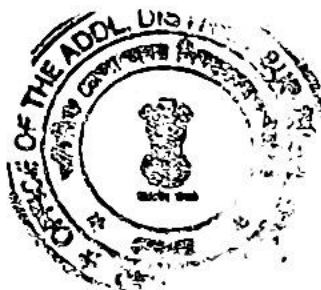
NAME : SHOVAN GHOSHAL
SIGNATURE : Shovan Ghoshal

Bajrangbali Developer

Pradip Roy
Partner

Shovan Ghoshal
Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra



A.D.C. Official
22 JUN 2007
Dist- South 24 Pgs.

2. Shown (Ghoshal)
and of
1



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	8001425244/2023	Office where deed will be registered
Query Date	02/06/2023 2:05:11 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S D GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836996870, 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. 61,00,000/-	Rs. 61,64,930/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706725/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bhuvan Mohan Roy Road (Word 123), , Premises No: 142, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khajana Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 8 Chatak 20 Sq Ft	58,00,000/-	58,64,930/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				9.1208Dec	58,00,000 /-	58,64,930 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,00,000 /-	3,00,000 /-	

Bajrangbali Developer

Pradip Roy
Partner

Shovan Ghoshal
Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

AS- 1 of 3

of
S. P. Ghoshal

Principal Details :

Sl No	Name & address	Status	Execution Admission Details
1.	Mrs Chandana Moitra Daughter of Bhaba Ranjan Mukherjee, 252/A/1, Bhuban Mohan Roy Road,, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx3J, Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details
1	BAJRANGBALI DEVELOPER .115 Diamond Harbour Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ABxxxxxx3H, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Pradip Roy Son of Mr Niranan Roy, 4/4, Bose Para By Lane,, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5H, Aadhaar No Not Provided	BAJRANGBALI DEVELOPER (as partner)
2	Mr Shovan Ghoshal Son of Mr Rajen Ghoshal 14A, diamond Harbour Road, Rahul Palza,, Flat No: F5, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No Not Provided	BAJRANGBALI DEVELOPER (as partner)

Identifier Details :

Name & address
Mr SOUMEN GHOSH Son of Mr A GHOSH GHOSH 192/5 M G ROAD, City:- , P.O:- RC THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Chandana Moitra, Mr Pradip Roy, Mr Shovan Ghoshal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Moitra	BAJRANGBALI DEVELOPER-9.12083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Chandana Moitra	BAJRANGBALI DEVELOPER-400.00000000 Sq Ft

Bairangbali Developer

Cover No. 800142924 of 2023, Filed On : Jun 2 2023 2:08PM, Generated from Registration

Partner

Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

AS-2 of 3

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-07-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-07-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Bajrangbali Developer

 
Partner Partner

1. Pradip Roy 2. Shovan Ghoshal
As Constituted Attorney of
Chandana Moitra

14

2. Shovan Ghoshal
Secretary of
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