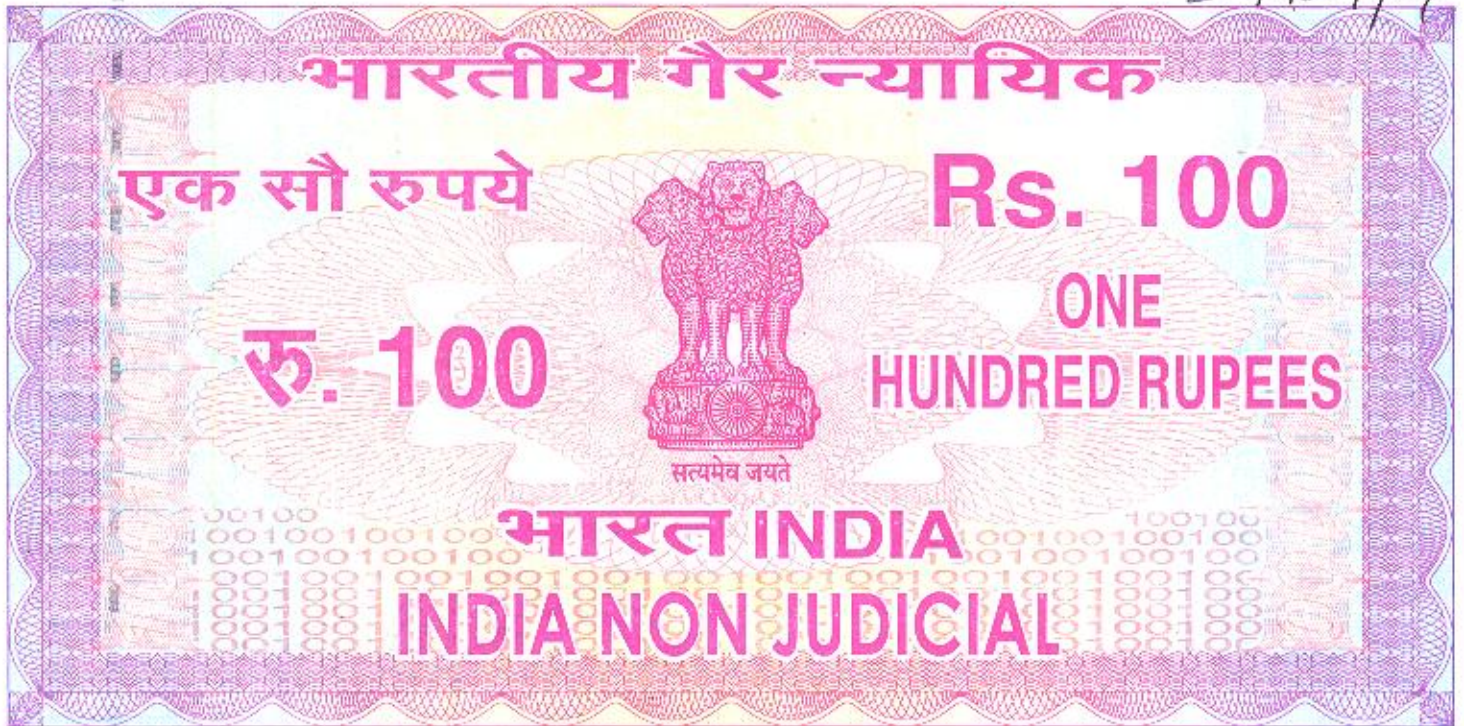


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R7737/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 577015

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman

26 JUL 2024

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

Handwritten notes in red ink: "11:23 AM", "26.07.24", and a signature.

Handwritten signature in black ink.

This Development POA is made on this the 26th Day of July, 2024.

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT We : -

(1) **SRI. BARID KUMAR MONDAL** S/o Late Shaktipada Mondal, by occupation- Retired Person, by faith-Hindu, by nationality Indian, AND; (2) **SRI. SANAT KUMAR MONDAL** Son of Late Shaktipada Mondal, by faith-Hindu, by nationality Indian, by occupation- Govt. Service, and both the resident of near primary school, Dhandabagh, P.O.- Amrai, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, Pin-713203; jointly hereinafter referred to as the EXECUTANT(s) / ONE PART; -

Doth hereby nominate, constitute and appoint the stated Partner(s) of **M/s. GANGULY REALTY**, a partnership firm having its office at Flat No.4A, Aashray Aparment, Shripally, Arrah, Kanksa, Durgapur - 713212, District:-Paschim Bardhaman, West Bengal, India, represented by its Partner(s) viz., **MRS PRITIKANA GANGULY** W/o Sasanka Sekhar Ganguly; AND, **MR PARTHA GANGULY** S/o Sasanka Sekhar Ganguly, Both by faith: Hindu, by nationality Indian, Occupation: Business, and the R/o Flat No.4-A, 4th floor, Aashray Aparment, Shripally, Arrah, Kanksa, Durgapur - 713212, District:-Paschim Bardhaman, West Bengal, India, AND, to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do and/or execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) and as per their Will hereinafter referred to as my/our ATTORNEY(s) / OTHER PART.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owner(s) of the immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has been exercising all acts of ownership over said landed property without any disturbances from any corners and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercising of all acts of ownership thereto; along-with such other recitation and tenets as morefully stated vide the said underneath stated Registered Development Agreement (which property shall hereinafter for brevity's sake be referred to as 'THE PROPERTY').

WHEREAS by a Registered Development Agreement bearing **Deed No. : I-3332, for the year 2024 dated 03.04.2024 before the A.D.S.R. Office, Durgapur** duly executed by me/us of the **ONE PART** and the above mentioned Developers of the **OTHER PART**; we've agreed to develop the said part and parcel of the land admeasuring **20 Decimal** be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring **20 Decimal in Dhandabag Mouza** for development and construction of a multi-storied residential building complex consisting of flats / apartments, spaces, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.



NOW THEREFORE the Vendor(s) granted the Developer a Power of Attorney in his/their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by DMC and / or ADDA and/or other concerned authority(s) and to start such inceptive works of construction unto the said land and to do all other acts and things, which we've agreed to do.

ALSO FURTHERMORE We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction before DMC and/or other competent authority(s), registration, NOC, and/or any other relevant papers, etc. that is to be sanctioned by DMC, ADDA, UD Dept. at Kolkata, BL&LRO, NHAI, AAI, FIRE Dept., and/or other concerned authority(s). Moreover, any one or any two and/or all of the partner(s) do have my/our permission vide this document against registration of such proposed units and spaces which falls under developer's allocation before the ADSR Durgapur and/or to such competent registering authority(s) in favour of such intending and prospective purchaser(s) being such proposed flats, units, spaces, garages, etc., and; in relation to the stated running works herein – their authorized representative or their authorized staffs of the Developer can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of me/us (the Landowners / Vendors as stated above) to DMC, ADDA, L&LR Dept., L&LR, FIRE Dept., and/or other concerned authority(s).

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / spaces / garage(s) / space(s). **Moreover, no ownership of the said land is been transferred hereof vide this Development Power of Attorney in favour of the Developer.**
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.
3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to DMC / ADDA and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the ADDA / DMC and other appropriate authorities.



4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or ADDA / DMC and/or Collector and/or any other Competent Authority or authorities for the time being are observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.
7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, or ADDA / DMC and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with the DMC / Panchayat / ADDA and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
 - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
 - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
 - c) To deal with the Assessment Department of the DMC / ADDA / and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To deal with the correspondence with the West Bengal State Electricity Board and/or WBPDC and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be



constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

10. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Rates and Taxes, Commissioner of Police / Municipal Corporation Commissioner (if required therein) and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.
11. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with such appropriate Govt. / Semi Govt. / Pvt. / Judicial and/or quasi-judicial authority(s), West Bengal State Electricity Board and/or WBPDC and other concerned Authorities and receive the said refunds.
12. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
13. To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished.
14. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
15. To make and execute registration of the said project at the appropriate authority(s) on our behalf and to make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 (if required therein) or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
16. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration appointed by both the party(s) or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but the entire risk as to costs of the landowner; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case, will be borne by the developer.



17. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
18. To arrange for financing of housing/home loans for prospective buyers of the said Unit(s) in respect of the Project (Home Loans) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of us in order for the Purchasers to obtain Home Loans from the Banks/Financial Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against vendors / owners.
19. That to execute any sale agreement / with the intending customers or purchasers and negotiate and to receive any earnest money and / or advance amount or advances and also the balance of purchase money and to give good and valid receipt and discharge for the same on our behalf for such proposed unit(s) falling under developer's allocation.
20. That to book the flats and apartments / parking spaces, etc., directly to the prospective buyers and to collect the advances partly and /or in full consideration over the allocated portion of the developer.
21. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work as per the rules, regulation and law of the land.
22. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Corporation at Durgapur, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
23. To advertise in the newspapers for the sale of residential flats and spaces in the development and to enter into agreements for the sale of such residential flats falling under developer's allocation with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
24. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) / agreement(s) in favour of my/our said Attorney(s) and/or their nominee or nominees and to present any such conveyance(s) / agreement(s) for registration and in receipt of consideration before the ADSR / Sub-Registrar / Registrar / DSR / ARA having authority for and to have the said

conveyance(s) registered of and from the allocated share of the developer as mentioned vide the said regd. development agreement and as per vetted plan from the DMC and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.

25. To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
26. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present.
27. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development; as the said Landowners being the Executant(s) hereof cannot enter into any kind of agreements and/or Deeds with any third party during the subsistence of the said Development agreement. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.
28. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, The Real Estate (Regulation and Development) Act, 2016 and/or The West Bengal Real Estate (Regulation and Development) Rules, 2021.
29. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
30. That the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any one and/or all of the partner(s) or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, UD Dept., ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).
31. That the landowners are not liable for any financial expenses for construction or related development works to execute the proposed project including vendors' area allocation.
32. That the original deed of the owners to be returned to the vendors after obtaining of sanction plan and NOC from the DMC and ADDA and after confirmation of the entire sale/transfer of developer's allocation as mentioned in Development Agreement of each and every customers / buyers / allottees and albeit after sanction, disbursement & release of full consolidated amount from the Bank as loan amount or self-payment of such every customers / intending purchasers into the aforesaid developers' account.



33. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

34. That this agreement is made with the said developer as aforesaid for developing the land of the vendors to erect a residential multi storied building complex, provided hereto, the said indenture is not been executed for sale of the land, mortgage of the said property or otherwise.

Share as delineated as per the said Development Agreement Being No.: I-03332/2024 Dated 03.04.2024.

LANDOWNER'S AREA: 40% (Forty) percent of such sanction area of the residential Unit(s) from First to the last sanctioned floor of such proposed sanctioned and approved Plan from the DMC or any such competent authority(s); and 50% (Fifty) percent of such sanction area of the parking area at the Ground floor of such proposed sanctioned and approved Plan from the DMC or from such competent authority(s) over the schedule landed property and area of the Vendors as stated hitherto of the proposed building together with undivided, impartible and proportionate interest over the said schedule landed property.

DEVELOPER'S AREA: 60% (Sixty) percent of such sanction area of the residential Unit(s) from First to the last sanctioned floor of such sanctioned and approved Plan from the DMC or from such competent authority(s); and 50% (Fifty) percent of such sanction area of the parking area at the Ground floor of such proposed sanctioned and approved Plan from the DMC or from such competent authority(s) together with undivided, impartible and proportionate interest unto the said land.

AND GENERALLY TO DO AND CAUSE TO BE DONE all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

This Development Power of Attorney stands revocable after handing over the flats / apartment / such other spaces and spaces and after handover of peaceful possession of all those unit(s).

AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either singly or jointly and/or severally aforesaid by virtue of these presents.

**THE SCHEDULE – A ABOVE REFERRED
DESCRIPTION OF THE LAND TO BE DEVELOPED**

ALL THAT Pieces and Parcels of the Plot of Land under the nature and character as Baid admeasuring an area being **20 Decimal / 12.12 Katha** situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Durgapur, within Mouza: Dhandabag, J.L. No.: 118, over R.S. Plot No. 792(P), corresponding to L.R. Plot No-454 (Four hundred Fifty four) recorded in L.R. Khatian No- 78 (Seventy Eight) at Khudiram Nagar, Sukanta Pally, Dhandabag, PO-Amrai, Durgapur - 713203 in Ward No.: 16, at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal butted and bounded By:-



On the North + South + East- R.S. Plot -792(P).
On the West- 40" Feet wide Pucca Road.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of the Executants and Attorney Holders(s) are attested in additional pages in this indenture being No.: 1(a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the Day, Month and Year aforementioned and as such explained this indenture in vernacular before all parties and thereafter affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. *Bushil Kumar Chatterjee*
S/o Late Abani Kanta Chatterjee
vill-Dhandabag, Po-Amrai,
Durgapur - 713203 .

Borid Kumar Mondal

Sonal K. Mondal
(SANAT KUMAR MONDAL)
SIGNATURE OF THE EXECUTANT(S)

2) *Hiralal Saha*
S/o Lt Ajit Kumar Saha
vill/P.O-Amrai
Durgapur - 713203

GANGULY REALTY
Poulitkara Ganguly
Partner























GANGULY REALTY
Partha Ganguly
Partner

SIGNATURE(S) OF THE ATTORNEY(S)












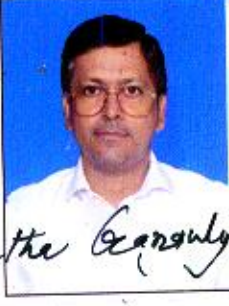


















Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until unmitigated contentment to this Document:

Rakesh Chakraborty
RAKESH CHAKRABORTY
Advocate
Durgapur Court
Member, Durgapur Bar Assn.
Reg. No.-WB/1006/2013

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Barid Kumar Mondal</i>					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>SANAT KUMAR MONDAL</i> <i>Sanat Kumar Mondal</i>					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
<div style="font-size: 2em; font-weight: bold; opacity: 0.5;">X</div>					
Signature:-					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Prithika Ganguly</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Prithika Ganguly</i> GANGULY REALTY					
Signature of the Executants	(LEFT HAND)				
 <i>Partha Ganguly</i>	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Partha Ganguly</i> GANGULY REALTY					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <div style="text-align: center; font-size: 2em; opacity: 0.5;">X</div>					

DETAILS OF IDENTIFIER WITH PHOTO

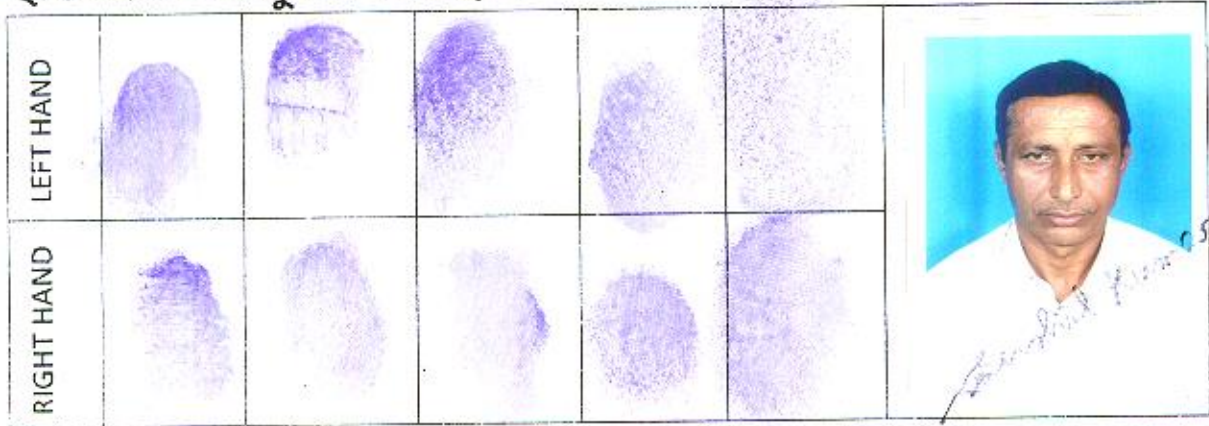
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SUSHIL KUMAR CHATTERJEE
2. FATHER/ HUSBAND NAME : Late Abani Kanta Chatterjee
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Retired
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) DHANDABAG
POST OFFICE (পোস্ট অফিস) AMRAI
POLICE STATION (থানা) DURGAPUR PIN 713203
DISTRICT(জেলা) Paschim STATE (রাজ্য) WEST BENGAL
Bardhaman
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা /দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 568475954889
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Sushil Kumar Chatterjee অএ দলিলের (Query No.)
_____ বিক্রেতা /দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ



Sushil Kumar Chatterjee

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed




Deed No :	1-2306-07737/2024	Date of Registration	26/07/2024
Query No / Year	2306-8001991796/2024	Office where deed is registered	
Query Date	25/07/2024 1:56:28 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9474777815, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 87,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230603332/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



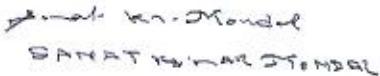
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, , Ward No: 16 Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-454 (RS :-)	LR-78	Vastu	Baid	20 Dec		87,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					20Dec	0 /-	87,50,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Barid Kumar Mondal (Presentant) Son of Late Shaktipada Mondal Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 <small>26/07/2024</small>	 Captured <small>LTI 26/07/2024</small>	 <small>26/07/2024</small>

Near Primary School, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx9p, Aadhaar No: 27xxxxxxxx7105, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office










2	Name	Photo	Finger Print	Signature
	Mr Sanat Kumar Mondal Son of Late Shaktipada Mondal Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 <small>26/07/2024</small>	 Captured <small>LTI 26/07/2024</small>	 <small>26/07/2024</small>



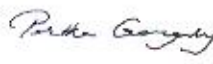
Near Primary School, Dhandabag, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: adxxxxxx8j, Aadhaar No: 90xxxxxxxx3612, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Realty Aashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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> Mrs Pritikana Ganguly Wife of Sasanka Sekhar Ganguly Date of Execution - 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 , Place of Admission of Execution: Office </td> <td>  <small>Jul 26 2024 3:25PM</small> </td> <td>  Captured <small>LTI 26/07/2024</small> </td> <td>  <small>26/07/2024</small> </td> </tr> </tbody> </table> <p>Aashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: bdxxxxxx1j, Aadhaar No: 87xxxxxxxx4176 Status : Representative, Representative of : Ganguly Realty (as Partner)</p>	Name	Photo	Finger Print	Signature	Mrs Pritikana Ganguly Wife of Sasanka Sekhar Ganguly Date of Execution - 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 , Place of Admission of Execution: Office	 <small>Jul 26 2024 3:25PM</small>	 Captured <small>LTI 26/07/2024</small>	 <small>26/07/2024</small>
Name	Photo	Finger Print	Signature						
Mrs Pritikana Ganguly Wife of Sasanka Sekhar Ganguly Date of Execution - 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 , Place of Admission of Execution: Office	 <small>Jul 26 2024 3:25PM</small>	 Captured <small>LTI 26/07/2024</small>	 <small>26/07/2024</small>						

2	Name	Photo	Finger Print	Signature
	Mr Partha Ganguly Son of Sasanka Sekhar Ganguly Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office	 <small>Jul 26 2024 3:27PM</small>	 Captured <small>LTI 26/07/2024</small>	 <small>26/07/2024</small>
Aashray Apartment, Shripally, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: anxxxxxx9j, Aadhaar No: 87xxxxxxx1108 Status : Representative, Representative of : Ganguly Realty (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sushil Kumar Chatterjee Son of Late Abani Kanta Chatterjee Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203	 <small>26/07/2024</small>	 Captured <small>26/07/2024</small>	 <small>26/07/2024</small>
Identifier Of Mr Barid Kumar Mondal, Mr Sanat Kumar Mondal, Mrs Pritikana Ganguly, Mr Partha Ganguly			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Barid Kumar Mondal	Ganguly Realty-10 Dec
2	Mr Sanat Kumar Mondal	Ganguly Realty-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh), Mouza: Dhandabagh, , Ward No: 16 Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 454, LR Khatian No:- 78	Owner:সবিতা কালকরী দে, Gurdian:সুকুনলাল , Address:সদুপুংসা , Classification:বহিঃ, Area:0.20570000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230607737 / 2024

On 26-07-2024

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

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

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

Presented for registration at 11:33 hrs on 26-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Barid Kumar Mondal , 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 87,50,000/-

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

Execution is admitted on 26/07/2024 by 1. Mr Barid Kumar Mondal, Son of Late Shaktipada Mondal, Near Primary School, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Retired Person, 2. Mr Sanat Kumar Mondal, Son of Late Shaktipada Mondal, Near Primary School, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Retired Person

Identified by Mr Sushil Kumar Chatterjee, , Son of Late Abani Kanta Chatterjee, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2024 by Mrs Pritikana Ganguly, Partner, Ganguly Realty, Aashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Sushil Kumar Chatterjee, , Son of Late Abani Kanta Chatterjee, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Execution is admitted on 26-07-2024 by Mr Partha Ganguly, Partner, Ganguly Realty, Aashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Sushil Kumar Chatterjee, , Son of Late Abani Kanta Chatterjee, Dhandabag, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 2698, Amount: Rs.100.00/-, Date of Purchase: 25/07/2024, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 140197 to 140214
being No 230607737 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.07.26 18:58:20 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 26/07/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**