

13930/2024

I-11924/24 I-13930/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

04/10/24

8/2646221/2024

AT 040683

Verified that the Document submitted to Registration The Signature, Stamp and the arrangement check affixed to this document are the particular Document.

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances-II, Kolkata



04 OCT 2024

REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

Madhumoti Ghosh

KNOW ALL MEN BY THESE PRESENTS We (1) SMT MEERA BASU (PAN - AVKPB5366K/ AADHAAR No. 6653 6079 0447), D/o Late Brojo Behari Ghosh and wife of Manas Mohan Basu, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 22/A, A.L. Banerjee Street, Konnagar, P.O. Konnagar, P.S. Uttarpara, Hooghly. PIN: 712235; (2) SMT MADHUMOTI GHOSH (PAN - DEXPG1058C / AADHAAR No. 8323 6837 4194), Daughter of <sup>Late</sup> Ashok Kumar Ghosh, by faith - Hindu, by occupation - Homemaker, by nationality - Indian, residing at 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata -

700009, (3) **SMT SUMITRA CHANDA** (PAN- AXJPC3796P / Aadhaar No. 5318 1911 8094), daughter of Late Brojo Behari Ghosh and wife of Sugata Chanda, by faith –Hindu, by occupation – Housewife, by Nationality – Indian, residing at 12A, Park Terrace, Santoshpur, P.O. Santoshpur, P.S formerly Purba Jadabpur now Survey Park, Kolkata –700075, (4) **SMT DIPALI GHOSE** (PAN – AUAPG9884A/ Aadhaar No. 4192 7799 9080), widow of Late Kanak Ghose, by faith – Hindu, by occupation – housewife, by Nationality - Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (5) **SRI PARTHA SARATHI GHOSH** (PAN: AOMPG3244C / AADHAR No. 8539 8742 1965),son of Late Kanak Ghose, by faith – Hindu, by occupation – service, by Nationality – Indian, residing at 16,Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (6) **SMT ARUNA BASU**, (PAN – AYNPB9363J / AADHAAR No. 2232 9905 9107), daughter of Late Benode Behari Ghosh and widow of Late Debiprasanna Basu, by faith – Hindu, by occupation – housewife, by nationality Indian, residing at no. 32/2/1, Sahitya Parishad Street, P.O. Beadon Street, P.S. Burtolla, Kolkata – 700006; (7) **SRI PRANAB GHOSH** (PAN- AZOPG2779H / Aadhaar No. 3235 0105 3023), son of Late Benode Behari Ghosh, by faith– Hindu, by occupation – business, by nationality – Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S.Amherst Street, Kolkata – 700009; (8) **SMT CHHABI GHOSE** (PAN – ADVPG2482L, Aadhaar No. 5192 3606 0765), widow of Late Sukumar Ghose, by faith – Hindu, by occupation – housewife, by nationality –Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street,Kolkata – 700009; (9) **SRI PRASANTA KUMAR GHOSH** (PAN – AHLPG9586B /Aadhaar No. 5547 0271 2797), son of Late Sukumar Ghose, by faith – Hindu, by occupation business, by nationality Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009; (10) **SRI SUSHANTA GHOSH** (PAN – ADVPG2487R/ Aadhaar no. 5793 0192 4933), son of Late Sukumar Ghose, by faith – Hindu, by Occupation retired service holder, by nationality – Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata –700009 **SEND GREETINGS.**

**WHEREAS** We are the joint owners in respect of **ALL THAT** piece or parcel of land measuring an area of 6 Cottahs 14 Chittaks 9 Sq.ft be the alongwith old dilapidated two storied building thereon admeasuring 8400 Sq.ft (4200 Sq.Ft on the Ground Floor and 4200 Sq.Ft on the First Floor ) be the same a little more or less , bearing Premises No. 16 Parsi Bagan Lane , Kolkata – 700009 presently under P.S- Amherst Street , under Ward No. 038 of the Kolkata

Municipal Corporation, in the town of Kolkata and which is more fully and specifically described in the Schedule hereunder written .

**AND WHEREAS** we have entered into a Development Agreement with **GAUTAM HEIGHTS**, a sole proprietorship concern having its office at 35A, Creek Row, Kolkata-700 014 being represented by its proprietor **SRI SOURPYA DASGUPTA ( PAN BXKPD7626M/ AADHAAR 2964 6086 5425 )** son of Sri Gautam Dasgupta ,by faith Hindu, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014 which was registered with the office of A.R.A-II , Kolkata recorded therein Book I , Being No 11909 for the year 2024 .

**AND WHEREAS** in the said development agreement, (1) **SRI SOURPYA DASGUPTA**, sole proprietor of **GAUTAM HEIGHTS** have been further authorized to develop the land of the said premises upon obtaining sanction of building plan from Kolkata Municipal Corporation and to raise construction of the proposed building in accordance With the building plan as would be sanctioned by the Kolkata Municipal Corporation. It has further more been agreed upon in the said development agreement that the executants shall get in their allocation jointly 50% of the total constructed area together with 50% share of the roof of the proposed building and the executants shall be jointly allotted 2 (Two) Nos of flats each measuring 800 sq. ft. more or less on the of the First floor of the proposed building, 3 (Three) Nos of flats each measuring 800 sq. ft. more or less covering the entire Second Floor and 2 (Two) Nos of flats each measuring 400 sq. ft. more or less on the Third floor of the proposed building and 50% constructed area on the Ground Floor of the proposed building and save and except the aforesaid area all other remaining constructed area of the proposed multi-storied building shall belong to the Developer under Developer's Allocation .

**AND WHEREAS We** , The executants herein since will not be available at all times during the period of construction and completion of the said housing project and when the developer will intend to dispose of its allotted portions to the intending buyers and for doing other necessary jobs with respect to construction and completion of the said housing project, it is necessary for us

*Sri Sourpya Dasgupta*

the executants to appoint attorney in for doing and performing all such acts and deeds, matters and things hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS** (1) **SMT MEERA BASU** (PAN – AVKPB5366K/ AADHAAR No. 6653 6079 0447), D/o Late Brojo Behari Ghosh and wife of Manas Mohan Basu, by faith – Hindu, by occupation – Housewife, by Nationality - Indian, residing at 22/A, A.L. Banerjee Street, Konnagar, P.O. Konnagar, P.S. Uttarpara, Hooghly. PIN: 712235; (2) **SMT MADHUMOTI GHOSH** (PAN – DEXPG1058C / AADHAAR No. 8323 6837 4194), Daughter of Late Ashok Kumar Ghosh, by faith – Hindu, by occupation– Homemaker, by nationality – Indian, residing at 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (3) **SMT SUMITRA CHANDA** (PAN- AXJPC3796P / Aadhaar No. 5318 1911 8094), daughter of Late Brojo Behari Ghosh and wife of Sugata Chanda, by faith –Hindu, by occupation – Housewife, by Nationality – Indian, residing at 12A, Park Terrace, Santoshpur, P.O. Santoshpur, P.S. formerly Purba Jadabpur now Survey Park, Kolkata –700075, (4) **SMT DIPALI GHOSE** (PAN – AUAPG9884A/ Aadhaar No. 4192 7799 9080), widow of Late Kanak Ghose, by faith – Hindu, by occupation – housewife, by Nationality - Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (5) **SRI PARTHA SARATHI GHOSH** (PAN: AOMPG3244C / AADHAR No. 8539 8742 1965),son of Late Kanak Ghose, by faith – Hindu, by occupation – service, by Nationality – Indian, residing at 16,Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (6) **SMT ARUNA BASU**, (PAN – AYNPB9363J / AADHAAR No. 2232 9905 9107), daughter of Late Benode Behari Ghosh and widow of Late Debiprasanna Basu, by faith – Hindu, by occupation – housewife, by nationality Indian, residing at no. 32/2/1, Sahitya Parishad Street, P.O. Beadon Street, P.S. Burtolla, Kolkata – 700006; (7) **SRI PRANAB GHOSH** (PAN- AZOPG2779H / Aadhaar No. 3235 0105 3023), son of Late Benode Behari Ghosh, by faith– Hindu, by occupation – business, by nationality – Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009; (8) **SMT CHHABI GHOSE** (PAN – ADVPG2482L, Aadhaar No. 5192 3606 0765), widow of Late Sukumar Ghose, by faith – Hindu, by occupation – housewife, by nationality –Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009; (9) **SRI PRASANTA KUMAR GHOSH** (PAN – AHLPG9586B /Aadhaar No. 5547 0271 2797), son of Late Sukumar Ghose, by faith – Hindu, by occupation

business, by nationality Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009; (10) **SRI SUSHANTA GHOSH** (PAN – **ADVPG2487R/ Aadhaar no. 5793 0192 4933**), son of Late Sukumar Ghose, by faith – Hindu, by Occupation retired service holder, by nationality – Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata –700009 do hereby nominate constitute and appoint do hereby nominate constitute and appoint **SRI SOURPYA DASGUPTA** ( PAN **BXKPD7626M/ AADHAAR 2964 6086 5425** ) son of Sri Gautam Dasgupta ,by faith Hindu, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014. the proprietor of **GAUTAM HEIGHTS**, a sole proprietorship concern having its office at 35A,Creek Row, P.S.Muchipara , P.O. Entally, Kolkata-700 014, as our true and lawful attorney to do the acts, deeds ,matters and things herein after contained .

1.To look after, manage, control and supervise our property of which we the executants are the owners who have full legal rights to enter into the said property at any point of time during the proposed construction to see the progress of the works in respect of ALL THAT the land admeasuring an area of 6 Cottahs 14 Chittaks 9 Sq.ft be the same a little more or less bearing Premises No. 16 Parsi Bagan Lane , Kolkata – 700009 presently under P.S- Amherst Street , under Ward No. 038 of the Kolkata Municipal Corporation, in the town of Kolkata on our behalf.

2. To represent us and appear before the authorities of the Kolkata Municipal Corporation or any other authorities (Govt. or Semi Govt.) in connection with the said property, on our behalf in connection with all municipal proceedings relating to the proposed house property.

3. To appear and to execute, perform, act and to do all necessary and required activity for all purposes and represent us before the concerned Authorities or Govt. Departments as per their requirement on our behalf including the Kolkata Municipal Corporation in respect of our said property.

4. To apply and obtain from the different Concerned Authorities including the Kolkata Municipal Corporation, C.E.S.C. for water connection, Electricity , Drainage, Sewerage connection, drainage connection, and to obtain completion certificate in respect of the said

property upon its completion of the said housing project in conformity with sanctioned building plan and other basic amenities for residential and other purposes for the aforesaid Premises and for the said purposes to sign, execute and submit all necessary applications, papers, building plan and documents before concerned authorities and to do all acts, deeds, matters and things as the attorneys shall think proper.

5. To submit building plan in respect of the land of the said premises before the Kolkata Municipal Corporation on our behalf with written mutual consent of the landowners and to take all steps for obtaining sanction of building plan and additional building plan if required from Kolkata Municipal Corporation and to take delivery of the said building plan from Kolkata Municipal Corporation. The developer/Attorney shall have his right to file any suit or defend any suit for protection of all rights of the owners over the aforementioned property.
6. To appoint on our behalf, pleader, Advocate or Solicitor, whenever our said Attorney shall think fit and proper to do so for the purposes of management of the said property.
7. To settle, adjust, compound, compromise or submit to all complaint actions, suits, accounts, plaints and disputes between us and other person or persons to compound compromise and same if arising out of the said property or any agreement or deed relating to the same.
8. From time to time to assign, execute, register, affirm and verify all or any petition application, forms, notice etc to the Kolkata Municipal Corporation and to obtain water, drainage, plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.
9. To appear for and represent us before all statutory body or in the office of the Board of Revenue Collector, any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and Kolkata Municipal Corporation, CESC., Government or any Non-Government or Semi-Government Authorities, police, fire brigade etc for all other purposes in relation to the said

premises and before any Magistrate and in all other department or office in connection with the said land/premises.

10. To give valid and effective receipts and discharge for all payments as may be received or paid and/or realized by our said Attorney from any person or persons.

11. To look after, supervise the said whole property and to take all sorts of action for the due proceedings with the construction and completion of the job of the said Housing Project and in this regard if our attorney think it fit to obtain any additional building plan, our attorneys will be entitled to obtain such additional building plan for construction of any additional floor over the ultimate roof of the 4<sup>th</sup> floor from the Kolkata Municipal Corporation upon deposit of all cost and charges to the Kolkata Municipal Corporation.

12. Our attorney shall be entitled to take all actions for preservation of all the right, title and interest of the executants and of the developer in the said housing project and our attorneys shall further be entitled to initiate any legal proceeding before any court of law for protection and preservation of all the right, title and interest of the executants and of the developer over the aforesaid property. For the purpose of filing any suit our attorney shall be entitled to put his signature on the plaint, written statement and also on other applications as are required to be filed in such suits and to adduce evidence on behalf of the executants and to appoint lawyers at the sole discretion of our attorney and if any adverse judgment is passed in any of such proceeding, our attorney shall be entitled to prefer appeal before any Appellate Forum having jurisdiction by putting his signature on the memo of appeal, vokatnama and other documents as would be required to be submitted in such appeal and in such suits.

13. To apply for and obtain electricity, water, sewerage, drainage, plan, completion certificate of this property, gas and other public utility services in the said premises and for the said purposes to sign, execute and submit all necessary applications, papers, plans and documents and to do all acts, deed, matters and things with regard to the property which our attorneys shall think fit.

14. To enter into any agreement for sale with any intending purchaser/purchasers for sale of the allotted portions of the developer in the aforesaid property(i.e Except Owners' Allocation as stated in the Development Agreement) before/during/ after construction of proposed building on the land of the said premises in consistence with the sanctioned plan at the cost and expenses of the said developer to the extent of his share in the said property as mentioned in the aforesaid development agreement excepting the owner's allocation in the said premises and to that effect receive earnest money from the intending purchaser or purchasers and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the purchaser or purchasers and to sign and execute and register the Deed of Conveyance in favour of the purchaser or purchasers upon receipt from such purchaser/purchasers full amount of consideration on our behalf. Our attorneys shall further be entitled to admit & present all such sale deed/deeds , agreement for sale related to Developer's Allocation only and any deed of declaration or deed of rectification before the Registering Authority having competent jurisdiction and to have such deed executed and registered on behalf of us the executants herein in accordance with the provision of Indian Registration Act.

15. That by virtue of this Power of Attorney our said appointed Attorneys shall have the absolute right and liberty to sell the share of the developer in the aforesaid property at any price or consideration as our said ATTORNEY shall think fit and better.

16. To appoint Engineer/Engineers and/or Supervisors for preparation of such plans and/or for sanction of the said building plan at the cost and expenses of Attorney.

17. To apply for and acquire building materials such as cement, iron, steel, sand and bricks, etc. and to take delivery of the necessary permits for the same at the cost and expenses of the Attorney.

18. To appoint and discharge building constructor, masons, workers etc at the cost and expenses of the Attorney.

19. To purchase and/or to take delivery of all types and kinds of building materials, sands, stone chips, bricks, steel materials, sanitary fittings, pipes and/or other fixtures, doors, windows, lifts, electrical goods as may be necessary for the work of the said building and to complete the same and to make the same habitable.

20. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection.

21. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive and delivery of the same, which are the relation to work of the said premises.

AND WHEREAS to do all such acts, deeds, things and transaction and/or all such business for us effectually as we could ourselves do and perform if we were personally present and we do hereby ratify confirm all and whatsoever acts our said attorneys appointed under this Power hereby granted shall lawfully do or caused to be done in the exercise of this right or by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO :**  
**DESCRIPTION OF THE PROPERTY**

**ALL THAT** piece or parcel of land measuring an area of 6 Cottahs 14 Chittaks 9 Sq.ft be the same a little more or less alongwith old dilapidated two storied building thereon admeasuring 8400 Sq.ft (4200 Sq.Ft on the Ground Floor and 4200 Sq.Ft on the First Floor ) be the same a little more or less , bearing Premises No. 16 Parshi Bagan Lane , Kolkata – 700009 presently under P.S- Amherst Street , under Ward No. 038 of the Kolkata Municipal Corporation, in the town of Kolkata and which is butted and bounded as under:

On the North : By 40/A, Badur Bagan Street;

On the South : By Parshi Bagan Lane.

On the East : By 14/1, Parshi Bagan Lane.

On the West : By 18, Parshi Bagan Lane.

**The floor of the aforesaid building is made of cement .**

**The structure is more than 60 years old.**

IN WITNESS WHEREOF We the said (1) SMT MEERA BASU (2) SMT MADHUMOTI GHOSH (3) SMT SUMITRA CHANDA (4) SMT DIPALI GHOSE (5) SRI PARTHA SARATHI GHOSH (6) SMT ARUNA BASU (7) SRI PRANAB KUMAR GHOSH (8) SMT CHHABI GHOSE (9) SRI PRASANTA KUMAR GHOSH (10) SRI SUSHANTA GHOSH have hereunto set and subscribed our and seal on this .....4<sup>th</sup>.....day of October.....

Two Thousand Two Thousand Twenty One (2021).

**SIGNED, SEALED AND DELIVERED**

AT KOLKATA IN THE PRESENCE OF

1. *As witness*  
3 Bamsan St
2. *Debjyoti Biswas*  
Advocate  
1737, Purba Sinker  
Road, Dum Dum,  
KOL - 700030.

- 1) Meera Basu
- 2) Madhumoti Ghosh.

- 3) Sumitra Chanda
- 4) Dipali Ghose
- 5) Partha Sarathi Ghosh
- 6) Aruna Basu
- 7) Pranab Ghosh.
- 8) Chhabi Ghose.
- 9) Prasanta Kumar Ghosh
- 10) Sushanta Ghosh

EXECUTANTS

I Accept the Power

*S. J. D. J.*

Drafted by:-  
*Debjyoti Biswas*

**DEBJYOTI BISWAS**

Advocate

City Civil Court

Enrolment No. F/1886/2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



Sajee J. J.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Meera Basu

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Madhusmita Ghosh.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Smita Chanda

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

# SPECIMEN FORM FOR TEN FINGERPRINTS



Dipali Ghose

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Partha Sarathi Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pranab Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Aruna Basu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

# SPECIMEN FORM FOR TEN FINGERPRINTS



Shabli Ghosh.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prasanta Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ananda Chak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

### Major Information of the Deed

Deed No :	I-1902-11924/2024	Date of Registration	04/10/2024
Query No / Year	1902-8002646221/2024	Office where deed is registered	
Query Date	04/10/2024 3:35:20 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBJYOTI BISWAS Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9674155198, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,29,49,200/-		
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]:- 190211909/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



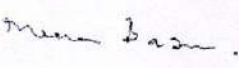


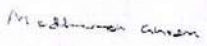


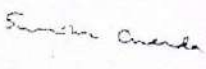
District: Kolkata, P.S:- Amherst Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pharsi Bagan Lane, , Premises No: 16, , Ward No: 038 Pin Code : 700009






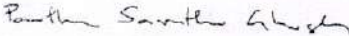


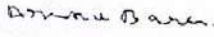



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 14 Chatak 9 Sq Ft	1/-	1,91,69,200/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>11.3644Dec</b>	<b>1 /-</b>	<b>191,69,200 /-</b>	

#### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8400 Sq Ft.	1/-	37,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>8400 sq ft</b>	<b>1 /-</b>	<b>37,80,000 /-</b>	

## Principal Details :



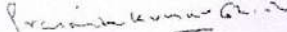
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Meera Basu</b> Daughter of Late Brojo Behari Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
22/a A.I Banerjee Street, City:- Not Specified, P.O:- Konnagar, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: avxxxxxx6k, Aadhaar No: 66xxxxxxxx0447, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
2	<b>Name</b> <b>Mrs Madhumoti Ghosh</b> Daughter of Late Ashok Kumar Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: dexxxxxx8c, Aadhaar No: 83xxxxxxxx4194, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
3	<b>Name</b> <b>Mrs Sumitra Chanda</b> Daughter of Late Brojo Behari Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
12A Park Terrace, Santoshpur, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: axxxxxxx6p, Aadhaar No: 53xxxxxxxx8094, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

4	<b>Name</b> <b>Mrs Dipali Ghose</b> Wife of Late Kanak Ghose Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: auxxxxxx4a, Aadhaar No: 41xxxxxxxx9080, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
5	<b>Name</b> <b>Mr Partha Sarathi Ghosh</b> Son of Late Kanak Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: aoxxxxxx4c, Aadhaar No: 85xxxxxxxx1965, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
6	<b>Name</b> <b>Mrs Aruna Basu</b> Daughter of Late Benode Behari Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024
32/2/1 Sahitya Parishad Street, City:- Not Specified, P.O:- Beadon Street, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ayxxxxxx3j, Aadhaar No: 22xxxxxxxx9107, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
7	<b>Name</b> <b>Mr Pranab Ghosh</b> Son of Late Benode Behari Ghosh Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  04/10/2024	<b>Finger Print</b>  Captured LTI 04/10/2024	<b>Signature</b>  04/10/2024




16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: azxxxxxx9h, Aadhaar No: 32xxxxxxxx3023, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
	<b>Mrs Chhabi Ghose</b> Wife of Late Sukumar Ghose Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	

16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: adxxxxxx2l, Aadhaar No: 51xxxxxxxx0765, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Mr Prasanta Kumar Ghosh</b> Son of Late Sukumar Ghose Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	

16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ahxxxxxx6b, Aadhaar No: 55xxxxxxxx2797, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office




10	Name	Photo	Finger Print	Signature
	<b>Mr Sushanta Ghosh</b> Son of Late Sukumar Ghose Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office		 Captured	
	04/10/2024	LTI 04/10/2024	04/10/2024	

16, Parsi Bagan Lane, City:- Not Specified, P.O:- Amherst Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: adxxxxxx7r, Aadhaar No: 57xxxxxxxx4933, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Gautam Heights</b> 35A Creek Row, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 , PAN No.:: bxxxxxxx6m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sourpya Dasgupta (Presentant)</b> Son of Mr Gautam Dasgupta Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	 <small>Oct 4 2024 4:17PM</small>	 Captured <small>LTI 04/10/2024</small>	 <small>04/10/2024</small>
	30/1/1 Doctor Lane, City:- Not Specified, P.O:- Entally, P.S:-Taitola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: BXxxxxxx6M, Aadhaar No: 29xxxxxxxx5425 Status : Representative, Representative of : Gautam Heights (as proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debjyoti Biswas</b> Son of Debasish Biswas 1737, Purba Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	 <small>04/10/2024</small>	 Captured <small>04/10/2024</small>	 <small>04/10/2024</small>
Identifier Of Mrs Meera Basu, Mrs Madhumoti Ghosh, Mrs Sumitra Chanda, Mrs Dipali Ghose, Mr Partha Sarathi Ghosh, Mrs Aruna Basu, Mr Pranab Ghosh, Mrs Chhabi Ghose, Mr Prasanta Kumar Ghosh, Mr Sushanta Ghosh, Mr Sourpya Dasgupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Meera Basu	Gautam Heights-0.946652 Dec
2	Mrs Madhumoti Ghosh	Gautam Heights-0.947789 Dec
3	Mrs Sumitra Chanda	Gautam Heights-0.946652 Dec
4	Mrs Dipali Ghose	Gautam Heights-0.472758 Dec
5	Mr Partha Sarathi Ghosh	Gautam Heights-0.473894 Dec
6	Mrs Aruna Basu	Gautam Heights-1.8933 Dec
7	Mr Pranab Ghosh	Gautam Heights-1.89444 Dec
8	Mrs Chhabi Ghose	Gautam Heights-1.26372 Dec
9	Mr Prasanta Kumar Ghosh	Gautam Heights-1.26258 Dec
10	Mr Sushanta Ghosh	Gautam Heights-1.26258 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Meera Basu	Gautam Heights-699.72000000 Sq Ft
2	Mrs Madhumoti Ghosh	Gautam Heights-700.56000000 Sq Ft
3	Mrs Sumitra Chanda	Gautam Heights-699.72000000 Sq Ft
4	Mrs Dipali Ghose	Gautam Heights-349.44000000 Sq Ft
5	Mr Partha Sarathi Ghosh	Gautam Heights-350.28000000 Sq Ft
6	Mrs Aruna Basu	Gautam Heights-1399.44000000 Sq Ft
7	Mr Pranab Ghosh	Gautam Heights-1400.28000000 Sq Ft
8	Mrs Chhabi Ghose	Gautam Heights-934.08000000 Sq Ft
9	Mr Prasanta Kumar Ghosh	Gautam Heights-933.24000000 Sq Ft
10	Mr Sushanta Ghosh	Gautam Heights-933.24000000 Sq Ft

**Endorsement For Deed Number : I - 190211924 / 2024**

**On 04-10-2024**

**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 15:53 hrs on 04-10-2024, at the Office of the A.R.A. - II KOLKATA by Mr Sourpya Dasgupta .

**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 2,29,49,200/-

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

Execution is admitted on 04/10/2024 by 1. Mrs Meera Basu, Daughter of Late Brojo Behari Ghosh, 22/a A.I Banerjee Street, P.O: Konnagar, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession House wife, 2. Mrs Madhumoti Ghosh, Daughter of Late Ashok Kumar Ghosh, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Others, 3. Mrs Sumitra Chanda, Daughter of Late Brojo Behari Ghosh, 12A Park Terrace, Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Mrs Dipali Ghose, Wife of Late Kanak Ghose, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 5. Mr Partha Sarathi Ghosh, Son of Late Kanak Ghosh, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Service, 6. Mrs Aruna Basu, Daughter of Late Benode Behari Ghosh, 32/2/1 Sahitya Parishad Street, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 7. Mr Pranab Ghosh, Son of Late Benode Behari Ghosh, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 8. Mrs Chhabi Ghose, Wife of Late Sukumar Ghose, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 9. Mr Prasanta Kumar Ghosh, Son of Late Sukumar Ghose, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business, 10. Mr Sushanta Ghosh, Son of Late Sukumar Ghose, 16, Parsi Bagan Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Service

Indetified by Mr Debjyoti Biswas, , , Son of Debasish Biswas, 1737, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-10-2024 by Mr Sourpya Dasgupta, proprietor, Gautam Heights, 35A Creek Row, City:- Not Specified, P.O:- Entally, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by Mr Debjyoti Biswas, , , Son of Debasish Biswas, 1737, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Advocate

**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 237253, Amount: Rs.100.00/-, Date of Purchase: 01/10/2024, Vendor name: S Chatterjee

172  
Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

