

01621

2-1578/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

26346/19

AB 509056

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet's attached with this document's are the part of this document.

Sub-Registrar, District Office, North 24 Parganas

08 FEB 2019

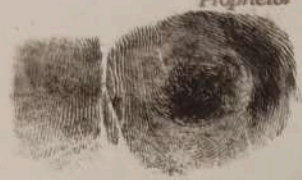
DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

TO ALL TO WHO
(Pan No. AXSPG
GHOSH, (Pan No.
GHOSH, (Pan No.
Siddheswar Ghosh

1543, value 100/-
No. 10, 12, 2018
Date
Sold to Perari Garmen, Shu
Address 8c, ...
Vendor..
Sealdah Civil Court
(ALOKE MUKHERJEE)

BHAGAT CONSTRUCTION
Birendra Bhagat

Proprietor



743

BHAGAT CONSTRUCTION
Birendra Bhagat

Proprietor



744



745



CS 157



746

Additional District Sub-Registrar
North 24 Parganas

06 FEB 2019

...

TO ALL TO WHOM THESE PRESENTS shall We, (1) MR SAHADEB GHOSH, (Pan No. AXSPG8568L), Mob No. 9830533472, (2) MR BISWANATH GHOSH, (Pan No. BFIPG8585E), Mob No. 8336829697, (3) MR SUKDEV GHOSH, (Pan No. AQRP2089A), Mob No. 9836393438, all son of Sidheswar Ghosh (4) MR RAJ KUMAR GHOSH, (Pan No. AIVPG0232D), Mob No. 9830308254, (5) MR NABAKUMAR GHOSH, (Pan No. AWVPG9603P), Mob No. 8697345325, both son of Nilkanta Ghosh, (6) MR ASHOKE KUMAR GHOSH, (Pan No. AVKPG3712C), Mob No. 9830222960, (7) MR ARUP KUMAR GHOSH, (Pan No. AVKPG3709M), Mob No. 9836393374, both are son of Ratikanta Ghosh, (8) MR PRASANTA GHOSH, (Pan No. AHLPG8482G), Mob No. 9051837286, (9) MR DILIP GHOSH, (Pan No. BVEPG5914M), Mob No. 8017778912, (10) MR JAGADISH GHOSH, (Pan No. AXRPG9781G), Mob No. 9830506110, (11) MR TARUN GHOSH, (Pan No. AWDPG6686M), Mob No. 9830645153, all are son of Sital Chandra Ghosh, (12) MR GOUR GHOSH, (Pan No. CRRPG1986M), Mob No. 7407990465, son of Khagandranath Ghosh, all are by faith – Hindu, by occupation – Business, by Nationality Indian, residing at Chotochandpur, P.O – Rajarhat Bishnupur, P.S – Rajarhat, North 24 Parganas, Kolkata – 700 135, **SEND GREETINGS.**

WHEREAS **The Owner No.1 Sahadeb Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 1 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0217 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0209 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 834, **the Owner No.2 Biswanath Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 2 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0417 comprised in R.S/L.R Dag No. 526 and land measuring 0.68 decimal more or less out of total land measuring 33 Decimals more or less as per share



747

SIR (H) CURE



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- Ashoke Kumar Ghosh



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- Tarun Ghosh



750

- Anup Ghosh



751

- Raj Kumar Ghosh



752

- Sunder Ghosh



Additional District Sub-Registrar
Barrack, New Town, North 24 Parganas

06 FEB 2019

of land 0.0208 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 833, the **Owner No.3 Sukdev Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 1 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0416 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0208 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 835, the **Owner No.4 Rajkumar Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 2 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0313 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 837, the **Owner No.5 Naba Kumar Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 1 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0312 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 897, the **Owner No.6 Ashoke Kumar Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 2 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0312 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 787, the **Owner No.7 Arup Kumar Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 2 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 526 and land measuring 1 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0313 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 1003, the **Owner No.8 Prasanta Ghosh** herein is the recorded owner of undivided

"Danga" Land cor
less out of total la
land 0.1250 com



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Paray Borman
s/o Pankaj kr Borman
Scaldat Park
P.O. R.P.S. - Entally
KOL 700019

Additional District Sub-Registration
Office, New Town, North 24 Parganas

06 FEB 2019



"Danga" Land containing by admeasuring an area of 4 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.1250 comprised in R.S/L.R Dag No. 526 and land measuring 2 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 206 & 540, **the Owner No.9 Dilip Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 3 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.1250 comprised in R.S/L.R Dag No. 526 and land measuring 2 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0500 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 142 & 539, **the Owner No.10 Jagadish Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 3 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.1250 comprised in R.S/L.R Dag No. 526 and land measuring 2 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 117 & 538, **the Owner No.11 Tarun Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 3 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.1250 comprised in R.S/L.R Dag No. 526 and land measuring 2 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 127 & 536, and **the Owner No.12 Gour Ghosh** herein is the recorded owner of undivided "Danga" Land containing by admeasuring an area of 3 decimal more or less out of total land measuring 27 decimals more or less as per share of land 0.1250 comprised in R.S/L.R Dag No. 526 and land measuring 2 decimal more or less out of total land measuring 33 Decimals more or less as per share of land 0.0625 comprised in R.S/L.R Dag No. 527, L.R Khatian no. 993, lying and situated at Mouza – Chato Chandpur, J.L No.43, P.S – Rajarhat, Dist – 24 Pargans North, by way of inheritance. After inheritance they got mutated the same and have been enjoying and

possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement.

AND WHEREAS That after inheritance the Owners Nos. 1 to 12 became the owner of undivided "Danga" land measuring 27 Decimals more or less out of total land measuring 27 Decimals more or less comprised in R.S./L.R Dag No. 526, and undivided "Danga" land measuring 16.68 Decimals more or less out of total land measuring 33 Decimals more or less comprised in R.S./L.R Dag No. 527, i.e. total "Danga" Land measuring 43.68 decimals more or less, L.R Khatian No. 834, 833, 835, 887, 897, 787, 1003, 206, 540, 142, 539, 117, 538, 127, 536, and 993, lying and situate at Mouza- Chato Chandpur, J.L No.43, R.S No. 126, P.S – Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24 Pargans North.

AND WHEREAS We, entered into a Registered Development Agreement with **BHAGAT CONSTRUCTION** represented by its Proprietor **Mr. Birendra Bhagat (Pan No. AGVPB4287H), Mob-98312-52702**, son of Munilal Bhagat, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, on 18th day of January 2019 duly registered at the office at Additional District Sub-Registrar, Rajarhat, vide Book No. I, vide Deed No. I-619/19 for the year 2019 for development of the said property by construction of a multi-storied building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.

AND WHEREAS In terms of said registered Development Agreement on the 18th day of January 2019 and it is not possible for ourselves to be available due to our previous occupation so it is necessary for

ourselves to appoint the said **Mr. Birendra Bhagat** (Pan No. **AGVPB4287H**), son of Munilal Bhagat, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, Proprietor of **BHAGAT CONSTRUCTION** a proprietorship firm having its office at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, for the sale of flats, shops, car parking space, godown space, and other commercial spaces in the said multi storied building and other erections and structure in the said, multi storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers as hereinafter mentioned.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, (1) MR SAHADEB GHOSH, (2) MR BISWANATH GHOSH, (3) MR SUKDEV GHOSH, (4) MR RAJKUMAR GHOSH, (5) MR NABA KUMAR GHOSH, (6) MR ASHOKE KUMAR GHOSH, (7) MR ARUP KUMAR GHOSH, (8) MR PRASANTA GHOSH, (9) MR DILIP GHOSH, (10) MR JAGADISH GHOSH, (11) MR TARUN GHOSH, and (12) MR GOUR GHOSH, the above named Appointers/ Principals have nominated, constituted and appointed and also I do hereby nominate, and appoint **Mr. Birendra Bhagat**, son of Munilal Bhagat, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, Proprietor of **BHAGAT CONSTRUCTION** a proprietorship firm having its office at 90/1, pipe Road, Chiria More, Barrackpore, 24Parganas(N), P.O – Barrackpore, P.S – Titagarh, Kolkata – 700 120, to be our **Lawful Attorney** for ourselves in our name and on behalf of ourselves to do all or any of the acts, deeds, matters, and things whatsoever relating to the 'SCHEDULE' hereinafter mentioned that is to say.

1. To look after and manage the said property in such manner as our said Attorney shall think fit and proper in terms of the said registered Agreement dated 18th day of January 2019.
2. To appear and represent us before the authorities of Rajarhat Bishnupur-II Gram Panchayat, for Plan sanction, W.B.S.E.B/ C.E.S.C, Income Tax Department Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our property.
3. To apply for obtaining Electricity, Gas, Water, Sewerage orders, and permission from the necessary authorities in respect of the multi-storied building in the said property and to sign and execute the necessary documents as our said Attorney shall think fit and proper.
4. To appoint Engineers, Architects, surveyors, Supervisors, Care-takers, Carpenters, Plumbers, Durwans and all other persons required for the construction of said multi-storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as our said Attorney/Attorneys shall think fit and proper.
5. To apply for mutation, conversion to the B.L.R.O or L.R.O office for the schedule property.
6. To mortgage the built up area of the new building under the Developer's Allocation either in part or in full to obtain construction loan strictly for purpose of the successfully completing the said Project, as mentioned in the said Development Agreement.

7. To pay all Municipal and other statutory taxes, rates and charges in respect of the said property during the construction of the said multi-storied building since the date Development agreement dated 18/01/2019 till of delivery of land owner's allocation of the constructed building.
8. To apply and obtain necessary certificate of completion and occupancy certificate from the concerned Rajarhat Bishnupur-II Gram Panchayat, and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Rajarhat Bishnupur-II Gram Panchayat.
9. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning said multi-storied building.
10. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, and vakalatname, memo of appeal or any other documents or papers in any proceedings relating to said multi-storied building in the said property.
11. To appear before the Rajarhat Bishnupur-II Gram Panchayat, in connection with our Property and obtain necessary sanction plan on behalf of ourselves by executing necessary documents for construction of a multi-storied building.

12. To enter into any Agreement for Sale or Memorandum of understanding and / or any other instrument and documents in respect of selling of flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 18/01/2019 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper. To receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/Purchasers for sale or disposal of flats of Developer's Allocation or units in the said multi-storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.

13. To appear before the office of District Registrar Barasat, Sub-Registrar Rajarhat or the Office of Registrar of Assurance, Kolkata for the purpose of selling flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 18/01/2019 Constructed in the said property or any part thereof and to execute and register the necessary Deed of Conveyance / Conveyances and deliver the possession of the said flat in favour of the said purchaser/Purchasers.

14. To sign or execute all necessary Agreement, Contract, Sale Deed, or Conveyance and other related document in respect of all flats in the said multistoried building except owner's allocation portion in terms of the said registered Development Agreement dated 18/01/2019 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper.
15. To execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats of the said Developer's allocation in the said multi-storied building in the said property as effectually and we could ourselves do if we are present in person.
16. To make representation to government, Military, Railways, Public Bodies, Authorities and persons concerned relating to the said property and / or the said multi-storied building and all matters relating thereto.
17. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by our said Attorney / Attorneys and shall be treated as the cost of construction of the said multi-storied building in the said property.

AND GENERALLY to act as our Attorney or agent in relation to all matters touching our said property as we would personally represent notwithstanding the special power of attorney, in that particular behalf as contained in these presents.

AND We, do hereby ratify and confirm and agree to undertake to ratify and confirm all acts, matters deeds and things whatsoever by the said Attorney or Agents appointed under this Power of in that hereinabove contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other in pursuance of the development agreement dated 18/01/2019.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT piece or parcel of undivided "Danga" land **measuring 27 Decimals more or less** out of total land measuring 27 Decimals more or less comprised in **R.S/L.R Dag No. 526**, and undivided "Danga" land **measuring 16.68 Decimals more or less** out of total land measuring 33 Decimals more or less comprised in **R.S/L.R Dag No. 527**, i.e. **total "Danga" Land measuring 43.68 decimals more or less**, L.R Khatian No. 843, 833, 835, 887, 897, 787, 1003, 206, 540, 142, 539, 117, 538, 127, 536, and 993, lying and situate at **Mouza-Chato Chandpur**, J.L No.43, R.S No. 126, P.S – Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24 Pargans North. This is butted and bounded by:

ON THE NORTH	: Land of R.S Dag No. 525(P) & 527(P)
ON THE SOUTH	: Land of R.S Dag No. 594 & 595
ON THE EAST	: Panchayet Road
ON THE WEST	: Land of R.S Dag No. 588 & 592

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 6th day of February 2019 in presence of

Witnesses:

1. Subhanish Ghosh.
S/o Rabin Mr Ghosh
Chhatra Chandpur.
Rajbarhat Bishnupur.
Kul- 700135

2. Ajay Kumar Singh
Sohna Mondal Para
Rajbarhat Rd
Kul-136

gshilal Gno

Onia Gno

Ramkrishna

Sirach Gno

Adhok Kumar Ghosh

Tarun Ghosh

Azup Gno.

Raj Kumar Ghosh

Sunder Ghosh

Rajbarhat Rd

Kul-136

Signature of the Appointers

Signature of the Appointers

BHAGAT CONSTRUCTION
Birendra Bhagat

Proprietor

I am agreed to act in accordance

With this Power of Attorney

Signature of the Attorney Holder

Drafted and prepared
In our office:

PARAJ BARMAN

Paraj Barman

(Advocate)

39, Chinar Park, Kolkata - 157

Sealdah Court, Enrollment No. WB-1576/2003

Mob - 9831141856

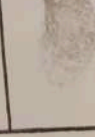
PHASE - I

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	right hand					

Name SAHADEB GHOSH
Signature S.R. Chakrabarty

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	right hand					

Name BISWANATH GHOSH
Signature B. Ghosh

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	left hand					
	right hand					

Name SUKDEV GHOSH
Signature Sukdev Ghosh

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left hand					
right hand					



Raj Kumar
Ghosh

Name RAJKUMAR GHOSH

Signature Raj Kumar Ghosh

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left hand					
right hand					



Name NABA KUMAR GHOSH

Signature Naba Kumar Ghosh

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left hand					
right hand					



Name ASHOKE KUMAR GHOSH

Signature Ashoke Kumar Ghosh

PHASE - I

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left hand					
right hand					

Name ARUP KUMAR GHOSH
Signature Arup Ghosh

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right hand					

Name PRASANTA GHOSH
Signature Prasanta Ghosh

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Name DILIP GHOSH
Signature Dilip Ghosh

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	right hand					

Name JAGADISH GHOSH
 Signature [Signature]

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	right hand					

Name TARUN GHOSH
 Signature Tarun Ghosh

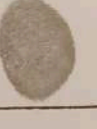
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	right hand					

Name GOUR GHOSH
 Signature [Signature]

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PHOTO	left hand					
	right hand					

Name

Signature

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	left hand					
	right hand					

Name BIRENDRA BHAGAT

Signature Birendra Bhagat

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PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1523-01578/2019	Date of Registration	08/02/2019
Query No / Year	1523-1000026346/2019	Office where deed is registered	
Query Date	29/01/2019 1:23:06 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN SEALDAH COURT, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9831141856, 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. 11,18,138/-	Rs. 2,32,12,164/-		
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]:- 152300619/2019		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Chhot Chandpur
Pin Code: 700135

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-526	LR-834	Bastu	Danga	27 Dec	6,18,138/-	1,43,48,178/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-527	LR-833	Bastu	Danga	16.68 Dec	5,00,000/-	88,63,986/-	Property is on Road Adjacent to Metal Road, , Project Name :
TOTAL :					43.68Dec	11,18,138 /-	232,12,164 /-	
Grand Total :					43.68Dec	11,18,138 /-	232,12,164 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAHADEB GHOSH Son of SIDHESWAR GHOSH , CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXSPG8568L, Status :Individual, Executed by: Self, Date of Execution: 06/02/2019 , Admitted by: Self, Date of Admission: 06/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019 , Admitted by: Self, Date of Admission: 06/02/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

13/02/2019 Query No:-15231000026346 / 2019 Deed No : I - 152301578 / 2019, Document is digitally signed.

2	BISWANATH GHOSH Son of SIDHESWAR GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BFIPG8585E, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
3	SUKDEV GHOSH Son of SIDHESWAR GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQRPG2089A, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
4	RAJ KUMAR GHOSH Son of NILKANTA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVKPG0232D, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
5	NABAKUMAR GHOSH Son of NILKANTA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWVPG9630P, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
6	ASHOKE KUMAR GHOSH Son of RATIKANTA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVKPG3712C, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
7	ARUP KUMAR GHOSH Son of RATIKANTA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVKPG3709M, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
8	PRASANTA GHOSH Son of SITAL CHANDRA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHLPG8482G, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence
9	DILIP GHOSH Son of SITAL CHANDRA GHOSH, CHOTOCHANDPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BVEPG5914M, Status: Individual, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019, Admitted by: Self, Date of Admission: 06/02/2019, Place: Pvt. Residence

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

10 JAGADISH GHOSH

Son of SITAL CHANDRA GHOSH, CHOTOCHANDPUR, P.O.- RAJARHAT BISHNUPUR, P.S.- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXRPG9781G, Status :Individual, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence

11 TARUN GHOSH

Son of SITAL CHANDRA GHOSH, CHOTOCHANDPUR, P.O.- RAJARHAT BISHNUPUR, P.S.- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWDPG6686M, Status :Individual, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence

12 GOUR GHOSH

Son of KHAGANDRANATH GHOSH, CHOTOCHANDPUR, P.O.- RAJARHAT BISHNUPUR, P.S.- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CRRPG1986M, Status :Individual, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/02/2019

Admitted by: Self, Date of Admission: 06/02/2019, Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHAGAT CONSTRUCTION 90/1, PIPE ROAD, CHIRIAMORE, BARRACKPORE, P.O.- BARRACKPORE, P.S.- Titagarh, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700120, PAN No.: AGVPB4287H, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BIRENDRA BHAGAT (Presentant) Son of MUNILAL BHAGAT, 90/1, PIPE ROAD, CHIRIA MORE, BARRACKPORE, P.O.- BARRACKPORE, P.S.- Titagarh, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGVPB4287H Status : Representative, Representative of : BHAGAT CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
PARAJ BARMAN Son of PANKAJ BARMAN SEALDAH COURT, P.O.- ENTALLY, P.S.- Entaly, District:-Kolkata, West Bengal, India, PIN - 700014			

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

13/02/2019 Query No:-15231000026346 / 2019 Deed No :I - 152301578 / 2019, Document is digitally signed.

Identifier of SAHADEB GHOSH, BISWANATH GHOSH, SUKDEV GHOSH, RAJ KUMAR GHOSH, NABAKUMAR GHOSH, ASHOKE KUMAR GHOSH, ARUP KUMAR GHOSH, PRASANTA GHOSH, DILIP GHOSH, JAGADISH GHOSH, TARUN GHOSH, GOUR GHOSH, BIRENDRA BHAGAT

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAHADEB GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
2	BISWANATH GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
3	SUKDEV GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
4	RAJ KUMAR GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
5	NABAKUMAR GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
6	ASHOKE KUMAR GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
7	ARUP KUMAR GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
8	PRASANTA GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
9	DILIP GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
10	JAGADISH GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
11	TARUN GHOSH	BHAGAT CONSTRUCTION-2.25 Dec
12	GOUR GHOSH	BHAGAT CONSTRUCTION-2.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAHADEB GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
2	BISWANATH GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
3	SUKDEV GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
4	RAJ KUMAR GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
5	NABAKUMAR GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
6	ASHOKE KUMAR GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
7	ARUP KUMAR GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
8	PRASANTA GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
9	DILIP GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
10	JAGADISH GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
11	TARUN GHOSH	BHAGAT CONSTRUCTION-1.39 Dec
12	GOUR GHOSH	BHAGAT CONSTRUCTION-1.39 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Chhot Chandpur Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 526, LR Khatian No:- 834	Owner:সহদেব ঘোষ, Gurdian:সিদ্ধেশ্বর ঘোষ, Address:নিজ, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 527, LR Khatian No:- 833	Owner:বিস্বনাথ ঘোষ, Gurdian:সিদ্ধেশ্বর ঘোষ, Address:নিজ, Classification:ডাঙ্গা,	Owner Name not selected by applicant.

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

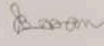
13/02/2019, Query No:-15231000026346 / 2019 Deed No : I - 152301578 / 2019, Document is digitally signed.

Endorsement For Deed Number : I - 152301578 / 2019

On 29-01-2019

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 2,32,12,164/-


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 06-02-2019

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

Presented for registration at 17:20 hrs on 06-02-2019, at the Private residence by BIRENDRA BHAGAT ,

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

Execution is admitted on 06/02/2019 by 1. SAHADEB GHOSH, Son of SIDHESWAR GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. BISWANATH GHOSH, Son of SIDHESWAR GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. SUKDEV GHOSH, Son of SIDHESWAR GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. RAJ KUMAR GHOSH, Son of NILKANTA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 5. NABAKUMAR GHOSH, Son of NILKANTA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 6. ASHOKE KUMAR GHOSH, Son of RATIKANTA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 7. ARUP KUMAR GHOSH, Son of RATIKANTA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 8. KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 9. PRASANTA GHOSH, Son of SITAL CHANDRA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 10. DILIP GHOSH, Son of SITAL CHANDRA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 11. JAGADISH GHOSH, Son of SITAL CHANDRA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 12. TARUN GHOSH, Son of SITAL CHANDRA GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 13. GHOSH, Son of KHAGANDRANATH GHOSH, , CHOTOCHANDPUR, P.O. RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by PARAJ BARMAN, , Son of PANKAJ BARMAN, SEALDAH COURT, P.O. ENTALLY, Thana: Entaly, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-02-2019 by BIRENDRA BHAGAT, Proprietor, BHAGAT CONSTRUCTION, 90/1, PIPE ROAD, CHIRIAMORE, BARRACKPORE, P.O:- BARRACKPORE, P.S:- Titagarh, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700120

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

13/02/2019 Query No:-15231000026346 / 2019 Deed No : I - 152301578 / 2019, Document is digitally signed.

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Indetified by PARAJ BARMAN, . . . Son of PANKAJ BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, .
Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 08-02-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
paid by Cash Rs 21/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1543, Amount: Rs.100/-, Date of Purchase: 10/12/2018, Vendor name: ALOKE
MUKHERJEE

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-01578/2019-08/02/2019

13/02/2019 Query No:-15231000026346 / 2019 Deed No : I - 152301578 / 2019, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2019, Page from 63547 to 63599
being No 152301578 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.02.13 13:37:07 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 13-02-2019 1:36:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

