

08154

2-7845/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15/12/19

AB 828096

2/3/19

Certified that ...
 registration. ...
 & the endorsement sheet/sheet's attached
 with this document's are the part of this
 document.

B. Asan

Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs

02 JUL 2019

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

29 MAY 2019

DATE
SOLD TO
ASU
SIGNATURE OF STAMP VENDOR
SRI PRASANTA CHATTERJEE
ICVT, LICENSED STAMP VENDOR
SEALDAH CIVIL COURT
KOLKATA-700014
29 MAY 2019

Seeds - Coyne

29 MAY 2019

with the documents are the date of the document.



Additional District Sub-Region:
Internet, New Town, North 24-Pys

02 JUL 2019

TO ALL TO WHOM THESE PRESENTS shall We, (1) PARESH GHOSH (Pan No. BRTPG7546J), Mob No.9836445045, son of Lakshman Ghosh, by Occupation – Business, (2) MR RANJIT GHOSH (Pan No. BCWPG5911R), Mob No.9830646333 son of Late Sailendra Ghosh, by occupation – Business, (3) MR SWAPAN GHOSH, (Pan No. BQGGPG2741B), Mob No.9674452208 son of Late Sailendra Ghosh, by occupation – Business, (4) MR SHUVENDU GHOSH, (Pan No. AUGPG3884Q), Mob No.9836392872, son of Nandalal Ghosh, by occupation – Business, all are faith – Hindu, by Nationality – Indian, residing at Vill - Chatochandpur, P.O – Rajarhat Bishnupur, P.S – Rajarhat, Kolkata – 700 135, SEND GREETINGS.

WHEREAS The Owner No.1 herein is the recorded owner of ALL THAT the piece and parcel of "Danga" land containing by admeasuring an area of **4 Decimal more or less** out of total land measuring 18 Decimals more or less as per Share of land 0.2222 comprised in **R.S/L.R Dag No. 587**, and "Danga" land containing by admeasuring an area of **8 Decimal more or less** out of total land measuring 26 Decimals more or less as per Share of land 0.3333 comprised in **R.S/L.R Dag No. 588**, L.R Khatian No. 193, lying and situate at Mouza- Chato Chandpur, J.LNo. 43, Re.Se No. 232, P.S- Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24Parganas(North), by way of inheritance and has 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 The Owner No.2 herein is the recorded owner of ALL THAT the piece and parcel of "Danga" land containing by admeasuring an area of **2 Decimal more or less** out of total land measuring 18 Decimals more or less as per Share of land 0.1111 comprised in **R.S/L.R Dag No. 587**, and "Danga" land containing by admeasuring an area of **5 Decimal more or less** out of total land measuring 26 Decimals more or less as per Share of land 0.1667 comprised in **R.S/L.R Dag No. 588**, L.R Khatian No. 775, lying and situate at Mouza- Chato Chandpur, J.LNo. 43, Re.Se No. 232, P.S- Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24Parganas(North), by way of inheritance and has 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 The Owner No.3 herein is the recorded owner of ALL THAT the piece and parcel of "Danga" land containing by admeasuring an area of **2 Decimal more or less** out of total land measuring 18 Decimals more or less as per Share of land 0.1111 comprised in **R.S/L.R Dag No. 587**, and "Danga" land containing by admeasuring an area of **4 Decimal more or less** out of total land measuring 26 Decimals more or less as per Share of land 0.1666 comprised in **R.S/L.R Dag No. 588**, L.R Khatian No. 774, lying and situate at Mouza- Chato Chandpur, J.LNo. 43, Re.Se No. 232, P.S- Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24Parganas(North), by way of inheritance and has 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 one Nandalal Ghosh was the recorded owner of ALL THAT the piece and parcel of "Danga" land containing by admeasuring an area of **4 Decimal more or less** out of total land measuring 18 Decimals more or less as per Share of land 0.2222 comprised in **R.S/L.R Dag No. 587**, and "Danga" land containing by admeasuring an area of **9 Decimal more or less** out of total land measuring 26 Decimals more or less as per Share of land 0.3334 comprised in **R.S/L.R Dag No. 588**, L.R Khatian No. 160, lying and situate at Mouza- Chato Chandpur, J.LNo. 43, Re.Se No. 232, P.S- Rajarhat, under **Chandpur Gram Panchayet**, Dist – 24Parganas(North), by way of inheritance. Said Nandalal Ghosh transferred, conveyed the aforesaid land by way of Deed of Gift to his son Shuvendu Ghosh the owner No.4 herein which duly registered on 03/06/2019 at the office of the A.D.S.R Rajarhat, recorded in Book No. I, Volume No. 1523-2019, Pages from 253669 to 253691 being No.152306524, for the year 2019. After execution of said Gift Deed said Shuvendu Ghosh owner No.4 herein became the absolute owner of ALL THAT the piece and parcel of "Danga" land containing by admeasuring an area of **4 Decimal more or less** out of total land measuring 18 Decimals more or less as per Share of land 0.2222 comprised in **R.S/L.R Dag No. 587**, and "Danga" land containing by admeasuring an area of **9 Decimal more or less** out of total land measuring 26 Decimals more or less as per Share of land 0.3334 comprised in **R.S/L.R Dag No. 588**, L.R Khatian No. 160, lying and situate at Mouza- Chato Chandpur, J.LNo. 43, Re.Se No. 232, P.S- Rajarhat, under Rajarhat Bishnupur-II Gram Panchayat, Dist – 24Parganas(North), by way of Deed of Gift and has 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 said Paresh Ghosh, Ranjit Ghosh, Swapan Ghosh and Shuvendu Ghosh owner No. 1 to 4 became the joint owner of undivided "Danga" land measuring 12 Decimals more or less out of total land measuring 18 Decimals more or less comprised in R.S/L.R Dag No. 587, and undivided "Danga" land measuring 26 Decimals more or less out of total land measuring 26 Decimals more or less comprised in R.S/L.R Dag No. 588, i.e. total "Danga" Land measuring 38 decimals more or less, L.R Khatian No. 775, 774, 193 and 160, 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 2nd day of July..... 2019 duly registered at the office at Additional District Sub-Registrar, Rajarhat, vide Book No. I, vide Deed No. 07836..... 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 2nd day of July 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 within developer's allocation only as hereinafter mentioned.

Birendra Bhagat

Birendra Bhagat

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, (1) PARESH GHOSH, (2) MR RANJIT GHOSH, (3) MR SWAPAN GHOSH, and (4) SHUVENDU 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 2nd day of July 2019.
2. To appear and represent us before the authorities of Rajarhat Bishnupur-II Gram Panchayat/ Zila Parishad 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.

Birendra Bhagat

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 02/07/2019 ~~10/07/2019~~ 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/ Zila Parishad and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Rajarhat Bishnupur-II Gram Panchayat/ Zila Parishad.

Bishnupur B.S. 13/07/19

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 / Zila Parishad 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 02/07/2019 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.

Bishnu Barman

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~~ 02/07/2019 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.

Birendra Bhattacharya

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 02/07/2019 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.

Birendra Bhattacharya

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 02/07/2019

Birendra Bhattacharya

THE SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT the piece and parcel of undivided "Danga" land measuring **12 Decimals more or less** out of total land measuring 18 Decimals more or less comprised in R.S/L.R Dag No. 587, and undivided "Danga" land measuring **26 Decimals more or less** out of total land measuring 26 Decimals more or less comprised in R.S/L.R Dag No. 588, i.e. total "Danga" Land measuring **38 decimals more or less, in two Dag Nos. 587 & 588**, L.R Khatian No. 775, 774, 193 and 160, 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 Mouza – Chato Chandpur (P)
ON THE SOUTH	: Land Of R.S/L.R Dag No. 585, 589, & 592
ON THE EAST	: Land Of R.S/L.R Dag No. 526 & 527
ON THE WEST	: Land Of R.S/L.R Dag No. 586

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 2nd day of July 2019 in presence of

Witnesses:

1. Palash Ghosh
Chhat Chaud Pur Syker Gore
Rajar hat
KOL - 131 — Ranjit Ghosh
2. Amrendra Kumar Bhagat
90/1 pipe road
Barrackpore
Chaiamore
KOL - 120 Amrendra Ghosh

Signature of the Appointers

I am agreed to act in accordance

With this Power of Attorney

BHAGAT CONSTRUCTION

Birendra Bhagat

Proprietor

Signature of the Attorney Holder

Drafted and prepared

In our office:

PARAJ BARMAN

Paraj Barman

(Advocate)

39, Chinar Park, Kolkata - 157

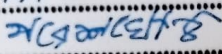
Sealdah Court, Enrollment No. WB-1576/2003

Mob - 9831141856

Birendra Bhagat

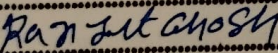
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left hand					
right hand					



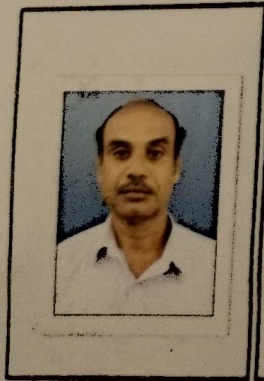
Name PARESH GHOSH
 Signature 

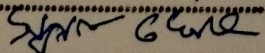
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left hand					
right hand					



Name RANJIT GHOSH
 Signature 

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name SWAPAN GHOSH
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SHUVENDU GHOSH

Signature *Shuvendu Ghosh*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BIRENDRA BHAGAT

Signature *Birendra Bhagat*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

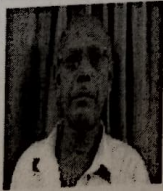
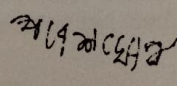
Deed No :	I-1523-07845/2019	Date of Registration	02/07/2019
Query No / Year	1523-1000151125/2019	Office where deed is registered	
Query Date	02/07/2019 2:29:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN SEALDAH COURT, Thana : Entaly, District : 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. 10,00,000/-	Rs. 1,35,77,400/-		
Stampduty 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]:- 152307836/2019		

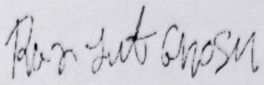
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District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Chhot Chandpur
Pin Code : 700135

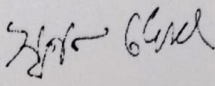
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-587	LR-775	Bastu Danga	12 Dec	3,00,000/-	42,87,600/-	Project Name :
L2	LR-588	LR-774	Bastu Danga	26 Dec	7,00,000/-	92,89,800/-	Project Name :
		TOTAL :		38Dec	10,00,000 /-	135,77,400 /-	
		Grand Total :		38Dec	10,00,000 /-	135,77,400 /-	

Principal Details :

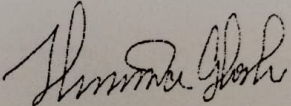
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	PARESH GHOSH Son of LAKSHMAN GHOSH Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office			
		02/07/2019	LTI 02/07/2019	02/07/2019
	, CHATOCHANDPUR, 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.:: BRTPG7546J, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office			

Name	Photo	Finger Print	Signature
RANJIT GHOSH Son of Late SAILENDRA GHOSH Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office			
02/07/2019	LTI 02/07/2019	02/07/2019	

, CHATOCHANDPUR, 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.: BCWPG5911R, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019
 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office

Name	Photo	Finger Print	Signature
3 SWAPAN GHOSH Son of Late SAILENDRA GHOSH Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office			
02/07/2019	LTI 02/07/2019	02/07/2019	

, CHATOCHANDPUR, 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.: BQGPG2741B, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019
 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office

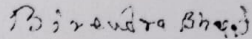
Name	Photo	Finger Print	Signature
4 SHUVENDU GHOSH Son of NANDALAL GHOSH Executed by: Self, Date of Execution: 02/07/2019 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office			
02/07/2019	LTI 02/07/2019	02/07/2019	

, CHATOCHANDPUR, 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.: AUGPG3884Q, Status :Individual, Executed by: Self, Date of Execution: 02/07/2019
 , Admitted by: Self, Date of Admission: 02/07/2019 ,Place : Office

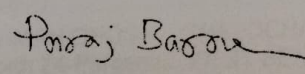
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHAGAT CONSTRUCTION 90/1, PIPE ROAD, CHIRIA MORE, 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 :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BIRENDRA BHAGAT (Presentant) Son of MUNILAL BHAGAT Date of Execution - 02/07/2019, , Admitted by: Self, Date of Admission: 02/07/2019, Place of Admission of Execution: Office			
		Jul 2 2019 3:08PM	LTI 02/07/2019	02/07/2019
, 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 KUMAR BARMAN SEALDAH COURT, P.O:- ENTALLY, P.S:- Entally, District:-Kolkata, West Bengal, India, PIN - 700014			
02/07/2019	02/07/2019	02/07/2019	

Identifier Of PARESH GHOSH, RANJIT GHOSH, SWAPAN GHOSH, SHUVENDU GHOSH, BIRENDRA BHAGAT

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PARESH GHOSH	BHAGAT CONSTRUCTION-3 Dec
2	RANJIT GHOSH	BHAGAT CONSTRUCTION-3 Dec
3	SWAPAN GHOSH	BHAGAT CONSTRUCTION-3 Dec
4	SHUVENDU GHOSH	BHAGAT CONSTRUCTION-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PARESH GHOSH	BHAGAT CONSTRUCTION-6.5 Dec
2	RANJIT GHOSH	BHAGAT CONSTRUCTION-6.5 Dec
3	SWAPAN GHOSH	BHAGAT CONSTRUCTION-6.5 Dec
4	SHUVENDU GHOSH	BHAGAT CONSTRUCTION-6.5 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:- 587, LR Khatian No:- 775	Owner:রঞ্জিত কুমার ঘোষ, Gurdian:শৈলেন্দ্র না ঘো, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 588, LR Khatian No:- 774	Owner:স্বপন কুমার ঘোষ, Gurdian:শৈলেন্দ্র না ঘো, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152307845 / 2019

On 02-07-2019

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.

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

Presented for registration at 15:02 hrs on 02-07-2019, at the Office of the A.D.S.R. RAJARHAT by BIRENDRA BHAGAT ,.

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 1,35,77,400/-

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

Execution is admitted on 02/07/2019 by 1. PARESH GHOSH, Son of LAKSHMAN GHOSH, , CHATOCHANDPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 2. RANJIT GHOSH, Son of Late SAILENDRA GHOSH, , CHATOCHANDPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. SWAPAN GHOSH, Son of Late SAILENDRA GHOSH, , CHATOCHANDPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 4. SHUVENDU GHOSH, Son of NANDALAL GHOSH, , CHATOCHANDPUR, 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 KUMAR 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 02-07-2019 by BIRENDRA BHAGAT, Proprietor, BHAGAT CONSTRUCTION, 90/1, PIPE ROAD, CHIRIA MORE, BARRACKPORE, P.O:- BARRACKPORE, P.S:- Titagarh, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700120

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

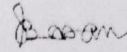
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (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 2725, Amount: Rs.100/-, Date of Purchase: 29/05/2019, Vendor name:
PRASANTA CHATTERJEE



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

Digitally signed by SANJOY BASAK
Date: 2019.07.08 15:58:45 +05'30'
Reason: Digitally signed by Sanjoy Basak

(Sanjoy Basak) 08-07-2019 3:57:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 305492 to 305522
being No 152307845 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.07.08 15:58:45 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 08-07-2019 3:57:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

