

0657/2024

8-00645/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 485725

V.C. Case No. 92/24

Q. No. 1506-2000187679/2024

For the document to be
in accordance. The Signature shall be
indemnified. Seals Attached to the
document are the part of the document.

Additional District Sub-Registrar
Kolkata, West Bengal, India

24 JAN 2024

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT**

BE IT KNOWN TO ALL CONCERNED that **WE**, (1) **MR. NARAYAN CHANDRA GHOSH (PAN - ADNPG3412G)** Son of Late Biseswar Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, (2) **MRS. MALA GHOSE (PAN AFCPG2299E)** Wife of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India,

ক্রমিক নং 3817 তারিখ 24/8/23

মূল্য : 100T

ক্রেতা : Sreeram Construction

ঠিকানা : Enam City Tower

ডেপার :

Ranjito Pan

Pvt LTD

06-8, 2, Jessore Road

Ka-28

লাইসেন্স প্রাপ্ত স্ট্যাম্প ডেপার

কাশিপুর দমদম এ. ডি. এস. আর. অফিস

বি

ডেপারের নাম - রঞ্জিতা পাল

ট্রানজারির নাম :- ব্যারাকপুর

টি ডি নং :

স্ট্যাম্প খরিশের তারিখ

17 AUG 2023

এ টি.ডি. নং নোট কত টাকার

স্ট্যাম্প খরিশ করা হইয়াছে।

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Dum Dum, District Sub-Registrar
Considers, Dum Dum

22 JAN 2024

and (3) **MR. DEEP GHOSH (PAN ALFPG0105N)** Son of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, hereinafter jointly called and referred to as the **"OWNERS"** has entered into a Development Agreement **Being No. 0579**, for the year 2024, registered at A.D.S.R. Cossipore Dum Dum with **"SREERAM CONSTRUCTION PRIVATE LIMITED"** (CIN- U70109WB2016PTC217236) (PAN - AAXCS4851M) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum, Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE**, (PAN - AEGPB1218M) Son of Late Nakuleswar Bose, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE** hereinafter referred to and called as **"DEVELOPER"** in respect of our property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which is approved by the South Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS We are the absolute owner of the plot of Bastu land measuring 5 Cottah 12 Chittacks more or less together with pucca structure measuring 200 Sq.ft. more or less at Mouza - Digla, PS - Dum Dum, District North 24 Parganas, J. L No. 18, R.S. No - 161, Touzi No. - 1513, R.S. Khatian No. 755, L.R. Khatian No. 3456, 3457, 3458, 3459 and 3460, New 3954, 3960 & 3962, R.S. & L.R. Dag No. 1549/6024 within PS - Dum Dum, Sub-Registry Office Cossipore Dum Dum, District: North 24 Parganas under the local limit of South Dum Dum Municipality, Holding No. 145 R.N. Guha

22/1/24



- Mela Ghose



Mithun Das
Nilrhal Barati
KOL - 52



A stylized, cursive handwritten signature in black ink.

Dist. District Sub-Registrar
Cossivore, Dum Dum

22 JAN 2024

Road, Ward No. 9, of which mentioned in the schedule hereunder.

AND WHEREAS that in the said Agreement between us that We will hand over the vacant possession of the said land to the **“SREERAM CONSTRUCTION PRIVATE LIMITED”** (CIN- U70109WB2016PTC217236) (PAN - AAXCS4851M) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum, Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE**, (PAN - AEGPB1218M) Son of Late Nakuleswar Bose, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE** hereinafter referred to and called as **“DEVELOPER”**, said promoter / developer will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which is approved by South Dum Dum Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the schedule hereunder as We have absolute right and title and interest in the said property and also have absolute authority to appoint our Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS We are engaged with our personal work and also multifarious work, for the conveyance it become necessary for us to appoint said **“SREERAM CONSTRUCTION PRIVATE LIMITED”** (CIN- U70109WB2016PTC217236) (PAN - AAXCS4851M) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum,




Dist. Sub-Registrar
Chasidore, Dum Dum

22 JAN 2024

Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE**, (PAN - AEGPB1218M) Son of Late Nakuleswar Bose, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE** hereinafter referred to and called as “**DEVELOPER**”, as our Constituted Attorney to act on our behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Joint Venture Agreement dated - 22/01/2024.

NOW BY THESE PRESENTS WE, (1) **MR. NARAYAN CHANDRA GHOSH** (PAN - ADNPG3412G) Son of Late Biseswar Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, (2) **MRS. MALA GHOSE** (PAN AFCPG2299E) Wife of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, and (3) **MR. DEEP GHOSH** (PAN ALFPG0105N) Son of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, **have** appointed as our Lawful constituted Attorney “**SREERAM CONSTRUCTION PRIVATE LIMITED**” (CIN-U70109WB2016PTC217236) (PAN - AAXCS4851M) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum, Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE**, (PAN - AEGPB1218M) Son of Late Nakuleswar Bose, by religion Hindu, by Occupation




Addl. District Sub-Registrar
Cossipore, Dum Dum

22 JAN 2024

Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE** hereinafter referred to and called as **"DEVELOPER"**, said promoter as our lawful Constituted Attorney to act for us and in our name on our behalf and to execute and perform all and every acts, deeds, matters, things as mentioned hereinafter follows: -

1. To look after manage and maintain our said property during the course of the said development.
2. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
3. To appoint Engineer, Contractor and Labour for construction of the said multi-storied building and to make payments to them.
4. To appear and represent us before any necessary Authorities including the South Dum Dum Municipality Authority, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
5. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents and




Additional District Sub-Registrar
Coimbatore, Dum Dum

22 JAN 2024

sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
7. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
8. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
10. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.



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Additional District Sub-Registrar
Coimbatore, Dum Dum

12 2 JAN 2024

12. To appear and represent me before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with others for sale of the flats/shops/garages/space, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed (**i.e. except owners' allocation**) at any terms and conditions as the said Attorney shall think fit and proper.
14. To collect advance or part payment or full consideration from the intending purchasers of flats/shops/garages/space along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement (**i.e. except owners' allocation**), and the said Attorney shall appropriate the sale proceeds.
15. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/shops/garages/space along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
16. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
17. To transfer, flats/shops/garages/space of the proposed buildings as regards Developers Allocation/ except Owners Allocation along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any



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Sub-Registrar
Cassipore, Dum Dum

12 2 JAN 2024

part thereof on such terms and conditions as our said Attorney shall think fit and proper.

18. To take steps for Registration of flats/shops/garages/space of the allocated portions of the Developer **(i.e. except owners' allocation)** along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
19. To present any deed or deeds of sale conveyance, or conveyances or other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have they registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion **(i.e. except owners' allocation)** of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as We could do the same ourselves.
20. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
21. To file and defend suits, case, appeals and applications of whatsoever nature for and on my



Additional District Sub-Registrar
Cossipore, Dum Dum

12 2 JAN 2024

behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

22. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
23. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
24. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
25. To effect mutation and amalgamation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza - Digla, PS - Dum Dum, District North 24 Parganas, J.L No. 18, R.S. No - 161, Touzi No. - 1513, R.S. Khatian No. 755, L.R. Khatian No. 3456, 3457, 3458, 3459 and 3460, New 3954, 3960 & 3962, R.S. & L.R. Dag No. 1549/6024 within PS - Dum Dum, Sub-Registry Office Cossipore Dum Dum, District: North 24 Parganas under the local limit of South Dum Dum Municipality, Holding No. 145 R.N. Guha Road, Ward No. 9, which is fully described in the schedule herein below.
26. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.



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Joint District Sub-Registrar
Dum Dum

22 JAN 2024

27.To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.

28.To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY, to act as my Attorney in relation to all matters related my said land and building and, on our behalf, to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND WE, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated - 22/01/2024

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area 5(five) Cottahs 12(Twelve) Chittacks, a little more or less lying and situated at Mouza - Digla, J. L No. 18, R.S. No-161, Touzi No.-1513, R.S. Khatian No. 755, L.R. Khatian No. 3456, 3457, 3458, 3459 and 3460 New 3954, 3960 & 3962, R.S. & L.R. Dag No. 1549/6024 within P. S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, District: North 24 Parganas under the local limit of South Dum Dum Municipality. Holding No. 145, R. N. Guha Road, Ward No. 9, together with a R.T. Shed 200 Sq.ft. thereon, along with all easements and other rights whatsoever with the property

BUTTED AND BOUNDED BY

ON THE NORTH:	Holding No. 144 (Sudhir Banerjee).
ON THE SOUTH:	Nagendra Das & others.
ON THE EAST:	Municipal Road.
ON THE WEST:	Municipal Drain.



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Asst. District Sub-Registrar
Cossigora, Dum Dum

12 2 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

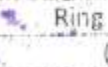
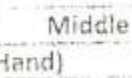
Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Addl. District Sub-Registrar
Cossipore, Dum Dum

12 2 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	<i>Subash Ch Bose</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Asst. District Sub-Registrar
Cossipore, Dum Dum

22 JAN 2024



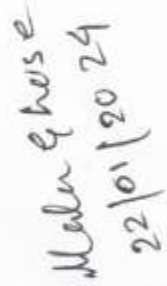
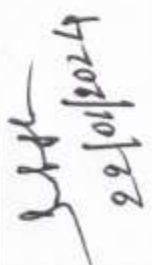
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15068000187679/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN CHANDRA GHOSH Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Principal			 22/01/24
2	Mrs MALA GHOSE Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Principal			 22/01/2024
3	Mr DEEP GHOSH Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Principal			 22/01/2024



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Addl. District Sub-Registrar
Coimbatore, Dum Dum

22 JAN 2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUBASH CHANDRA BOSE 30, Italgacha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Representative of Attorney [SREERAM CONSTRUCTION PRIVATE LIMITED]			<i>Subash Ch Bose</i> 22/01/2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mithun Das Son of Late G Das Nilachal Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051	Mr NARAYAN CHANDRA GHOSH, Mrs MALA GHOSE, Mr DEEP GHOSH, Mr SUBASH CHANDRA BOSE			<i>Mithun Das</i> 22/01/2024

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Adl. District Sub-Registrar
Cossipore, Dum Dum



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Asst. District Sub-Registrar
Cessuere, Dum Dum

12 2 JAN 2024

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 22nd day of January 2024.

SIGNED, SEALED AND DELIVERED

**In the presence of
WITNESSES**

1. Ashim Bamesee
Kalahagan, Nimte
Kor-49

1. Nanyan di Ghosh

2. Mala Ghose

3. [Signature]

SIGNATURE OF THE OWNERS

2. Mithun Das
Nilochin Binti
Kor - 51



SREERAM CONSTRUCTION PRIVATE LIMITED

[Signature]

DIRECTOR

SIGNATURE OF THE ATTORNEY

Prepared by:

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
Advocate

HIGH COURT, CAL - 1

F. No. - W.B. - 2053/99




Sd/- District Sub-Registrar
Cossipore, Dum Dum

12 2 JAN 2024

Major Information of the Deed

Deed No :	I-1506-00645/2024	Date of Registration	24/01/2024
Query No / Year	1506-8000187679/2024	Office where deed is registered	
Query Date	22/01/2024 1:36:14 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mithun Das Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 7278154140, Status :Others		
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. 4/-		Rs. 1,14,38,997/-	
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]:- 150600579/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.N.Guha Road, Mouza: Digla, , Ward No: 9, Holding No:145 Pin Code : 700028

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-1549/6024	LR-3954	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-1549/6024	LR-3960	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-1549/6024	LR-3962	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			9.4875Dec	3 /-	113,84,997 /-	
	Grand Total :				9.4875Dec	3 /-	113,84,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	1 /-	54,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NARAYAN CHANDRA GHOSH Son of Late Biseswar Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence
2	Mrs MALA GHOSE Wife of Mr Narayan Chandra Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence
3	Mr DEEP GHOSH (Presentant) Son of Mr Narayan Chandra Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREERAM CONSTRUCTION PRIVATE LIMITED Emami City Tower, O6-8, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBASH CHANDRA BOSE Son of Late Nakuleswar Bose 30, Italgacha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREERAM CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mithun Das Son of Late G Das Nilachal Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
Identifier Of Mr NARAYAN CHANDRA GHOSH, Mrs MALA GHOSE, Mr DEEP GHOSH, Mr SUBASH CHANDRA BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.N.Guha Road, Mouza: Digla, , Ward No: 9, Holding No:145 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1549/6024, LR Khatian No:- 3954	Owner:নারায়ন চন্দ্র ঘোষ, Gurdian:বিশেষ্বর , Address:মিঃ , Classification:বালু, Area:0.03160000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1549/6024, LR Khatian No:- 3960	Owner:দীপ ঘোষ, Gurdian:নারায়ন চন্দ্র, Address:মিঃ , Classification:বালু, Area:0.03160000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 1549/6024, LR Khatian No:- 3962	Owner:মালা ঘোষ, Gurdian:নারায়ন চন্দ্র, Address:বিজ , Classification:বালু, Area:0.03180000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 150600645 / 2024

On 22-01-2024

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

Presented for registration at 15:20 hrs on 22-01-2024, at the Private residence by Mr DEEP GHOSH , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,14,38,997/-

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

Execution is admitted on 22/01/2024 by 1. Mr NARAYAN CHANDRA GHOSH, Son of Late Biseswar Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mrs MALA GHOSE, Wife of Mr Narayan Chandra Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr DEEP GHOSH, Son of Mr Narayan Chandra Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Mithun Das, , , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

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

Execution is admitted on 22-01-2024 by Mr SUBASH CHANDRA BOSE, Director, SREERAM CONSTRUCTION PRIVATE LIMITED, Emami City Tower, O6-8, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mithun Das, , , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Others

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 24-01-2024

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.

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3817, Amount: Rs.100.00/-, Date of Purchase: 24/08/2023, Vendor name: R Pal

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 26015 to 26038

being No 150600645 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.01.24 18:05:07 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 24/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

