

2-624

I-0609/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 080424

238343/23
At 5:30 PM
30/1/23

Notarized and the document is submitted to
the Registrar for registration and the
original document is returned to the
Notary Public for the document
Adm. District Registrar
South 24 Parganas

01 FEB 2023

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

1. **Date:** 30 day of January, 2023 (TWO THOUSAND TWENTY THREE).
2. **Nature of document:** Development Power of Attorney.

2213 4347, son of Sri Subrata Narayan Chowdhury, by Nationality

S.L. No. 902 Date 27 JAN 2023

Name.....

Address.....

Value.....

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150

Subir Kr Ganguly

others:

Ganghi Sampradito

Subir Kumar Ganguly



282

30/01/2023

Subir Kumar Ganguly



283

30/01/2023

Tolly Banu Alias Tolly Ganguly



284

30/01/2023

Pratibha Ganguly



285

30/01/2023

Bula Chatterjee



288

30/01/2023

Atone Subh
Pancha Jyoti Subh
Nalini Das
Sonar Das
Sonar Das



Signature

Sub-Registrar
Sonarpur
South 24 Parganas

30 JAN 2023

3. Parties:

3.1 Grantor/Principal : i) **Subir Kumar Ganguly, PAN - ADOPG5073A, AADHAAR NO. - 5850 0861 1440** son of Late Badal Ganguly, by Nationality Indian, by faith Hindu, by occupation-Business, residing at SONAJHIL, Rajpur Sonarpur (M), South 24 Parganas. P.S. Sonarpur, West Bengal- 700 150, ii) **Prabir Ganguly, PAN - ADYPG4165D , AADHAAR NO. - 5740 8308 7459**, son of Late Badal Ganguly, by Nationality Indian, by faith Hindu, by occupation-Business, residing at SONAJHIL, Rajpur Sonarpur (M), South 24 Parganas. P.S. Sonarpur, West Bengal- 700 150, iii) **Bula Chatterjee PAN - ACHPC5240M , AADHAAR NO. - 8787 0546 8907**, wife of Swadhin Chatterjee, by Nationality Indian, by faith Hindu, by occupation-Housewife, residing at Garia Station Road, Balia More, Malancha Apartment, Rajpur Sonarpur, Garia, South 24 Parganas. P.S. Sonarpur, West Bengal- 700 084, iv) **Jolly Basu alias Jolly Ganguly, PAN - AWPB6865F , AADHAAR NO. - 3587 5421 6478**, wife of Prabir Basu, by Nationality Indian, by faith Hindu, by occupation-Housewife, residing at SONAJHIL, Rajpur Sonarpur (M), South 24 Parganas. P.S. Sonarpur, West Bengal- 700 150, West Bengal

3.2 Attorney: ALLIED PROPERTIES, PAN-ABUFA1762C, a partnership firm , having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, namely **(1) MR.SUBRATA NARAYAN CHOWDHURY, PAN:ADXPC3637K & Aadhaar No. 3609 5815 6659**, son of Late Prafulla Narayan Chowdhury, by Nationality Indian, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S Patuli, Kolkata- 700 084. District- South 24-Parganas, **(2)MR.PRADEEP KUMAR JHAWAR, PAN: ACVPJ5458J & Aadhaar No. 4319 9555 9298**, son of Late Om Prakash Jhawar, by Nationality Indian, by faith Hindu, by occupation Business, residing at 783, Anandapur Road, Tower-7, Flat No. 3002, 30th floor, Kolkata-700107, District: South 24-Parganas and **(3) MR. ACHINTYA NARAYAN CHOWDHURY, PAN - ATLPC4775C & Aadhaar No.4475 2213 4347**, son of Sri Subrata Narayan Chowdhury, by Nationality



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30/01/2023

Hardeep Kumar Khanna



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30/01/2023

Achintya Narayan Chowdhury



A

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Sonarpur
South 24 Parganas

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Indian, by faith-Hindu, by occupation Business, residing at 201, Kanungo Park, P.O. Garia, P.S. Jadavpur now Patuli, Kolkata- 700 084.District-South 24-Parganas, West Bengal. The Partner No. **2) MR.PRADEEP KUMAR JHAWAR, & (3) MR. ACHINTYA NARAYAN CHOWDHURY** are executing this power on behalf of the partnership firm.

4. Subject Matter: ("Said Property")

ALL THAT piece and parcel of Bastu Land measuring **60.5 Decimal equivalent to 36 Cottahs 9 Chattaks** be the same a little more less, lying and situated in **Mouza - GHASIARA**, J.L. No. 23, the land given hereunder below within the limits of Rajpur -Sonarpur Municipality, Ward No. 11, HOLDING NO. - 120 & 122, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal - 700 150, District - South 24 Parganas, West Bengal, the split up of land given hereunder below :

R.S. DAG	L.R. DAG	R.S. KHATIAN NOS.	L.R. KHATIAN NOS.	NATURE OF LAND	AREA (DEC.)
423	432	192	655	BASTU	4.5
424	433	352	651	BASTU	56
TOTAL LAND AREA					60.5

within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Naranpur Road, HOLDING NO. - 120 & 122, Police Station - Sonarpur, A.D.S.R. - Sonarpur, Post Office - Sonarpur, West Bengal - 700150, District - South-24 Parganas, West Bengal, together with all easements rights and appurtenances thereto attached more fully described in the **SCHEDULE** hereto and hereafter called the "**Said Property**".



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5. Background:

5.1. WHEREAS i) **Subir Kumar Ganguly** ; ii) **Prabir Ganguly** ; iii) **Bula Chatterjee** ; iv) **Jolly Basu alias Jolly Ganguly** ; the principal hereto, is the absolute Owner of **ALL THAT** piece and parcel of Land measuring **60.5 Decimal** equivalent to Land measuring **36 Cottahs 9 Chittaks** be the same a little more less, comprised in **Mouza - GHASIARA** , J.L. No. 23, the split up of land given hereunder below :

R.S. DAG	L.R. DAG	R.S. KHATIAN NOS.	L.R. KHATIAN NOS.	NATURE OF LAND	AREA (DEC.)
423	432	192	655	BASTU	4,5
424	433	352	651	BASTU	56
TOTAL LAND AREA					60,5

within the limits of Rajpur -Sonarpur Municipality, Ward No. 11, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal - 700 150, District - South 24 Parganas, West Bengal, together with all easements rights, benefits, facilities and appurtenances attached thereto and has been possessing and enjoying the same on payment of rents and taxes hereof to the authority concerned.

5.2. AND WHEREAS in order to construct a multi-storeyed building on the aforesaid land more fully mentioned in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**" the Principal herein has entered into a Registered Development Agreement registered on 27/01/2023 which was registered in the office of the A.D.S.R. Sonarpur, and recorded in




and, Dist. Sub Registrar
Sonarpur
South 24 Parganas

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Being no. 0492/2023 for the year 2023 as original with the Developer, **ALLIED PROPERTIES, PAN-ABUFA1762C**, a partnership firm, having its office at 201A, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata-700084, District: South 24-Parganas, West Bengal, represented by its Partners, on certain terms and conditions inter alia stated therein and in terms of the said Development Agreement

Being no. 0492/2023 for the year 2023 in original the Developer will construct building as per the building plan to be sanctioned by the Rajpur-Sonarapur Municipality and after completion of construction of the said building the Developer herein and therein will hand over and deliver Owner's Allocation as per terms of the said Development Agreement registered on 27/01/2023 the Developer will be entitled to sale, transfer and convey the Developer's Allocation including the undivided share of land in the said Property and along with various common areas in the said Property to the intending purchaser/s after obey in accordance with the terms of the said Development Agreement registered on 27/01/2023 **Being no. 0492/2023** for the year 2023 upon receiving the consideration thereof and for the purpose of the said construction and to sale the Developer's Allocation, We do hereby appoint the said Developer as our Attorney to do all acts, deeds matters and things in our name and on our behalf mentioned hereafter in respect of our property mentioned in the **SCHEDULE** hereunder written.

6. Now Know You All By These Presents:

6.1 Grant: The Grantor/Principal do and doth hereby nominate, constitute and appoint the Attorney to do, execute and perform all or any of the deeds, matters and things mentioned in Clause 6.2 relating to the Said Property.

6.2 Powers:

The Attorney shall have the power:



A handwritten signature in black ink, consisting of a stylized, cursive script.

add. Dist. Sub-Registrar
Sonarpur
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6.2.1 To enter into the Said Property and to hold and possess the said property and take all actions, for commercially exploiting and developing the Said Property, soil testing, making the boundary walls etc.

6.2.2 To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the property mentioned in the Schedule hereto.

6.2.3 To make various deposits of all necessary fees, charges, levies or other charges into various concerned Government Department/s and/or Authority/s and /or Office/s including Rajpur-Sonarpur Municipality, WBSEDCL etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6.2.4 To approach and/or make applications before the Rajpur-Sonarpur Municipality, and others concerned Government Department/s and/or Authority/s and /or Office/s (including signing on the required papers and/or documents) for getting necessary permission, and connections like water, electric supply etc. in the name of the Principal and/or on his behalf and to take delivery of the said permission from the Concerned Departments and/or Authorities of the Rajpur-Sonarpur Municipality and others. The Attorney is hereby authorized to sign on the Completion Plan and / or any deviation / addition / alteration of the same for submitting the same before the Rajpur-Sonarpur Municipality or any other concerned Authority/s (including Layout Plan for water supply and drainage also) in respect of the property mentioned in the Schedule hereto and to receive all approved and sanctioned Plans, Specifications, Drawings and other related documents also the completion and other certificates from the Rajpur-Sonarpur Municipality and/or other authorities. And the Developer shall develop/construct at their cost and also shall be entitled to appoint



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labour/contractor/any other skilled or unskilled person to complete the construction work as per the plan duly sanctioned by Rajpur-Sonarpur Municipality.

6.2.5 To take all actions and proceeding so that the Plans and Drawings that may be sanctioned and to settle and compromise all actions and proceedings on such terms, conditions, or covenants and for such consideration as my said Attorney may deem fit, appropriate, expedient and proper.

6.2.6 To appear before the Rajpur-Sonarpur Municipality and all of its departments, Urban Land Ceiling Authorities, any other Authority or Authorities or Tribunal or otherwise relating to and/or arising out of any permission, no objection, clearance or otherwise, clearances or otherwise as may be required so as to obtain sanctions and approvals relating thereto and to make, sign, execute, verify affirm all or any documents, papers, forms, affidavits, declarations or others and to accept services of all notices or communications or otherwise and also to produce original documents for their verifications.

6.2.7 To file and submit declarations, statements, applications, and/or returns make commitments and give undertakings in respect of the property mentioned in the Schedule hereto and to represent the Principal before and correspond with the concerned Authority/s for any of the matters relating to the Property mentioned in the Schedule hereunder.

6.2.8 To do and/or perform any necessary and required acts, and giving declaration, and executing deeds matters for the purpose of development and enjoyment of the said Property mentioned in the Schedule hereunder.

6.2.9 To execute any necessary declaration and/or documents in relation to the Developer's Allocation in the Schedule property



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Addl. Dist-Sub Registrar
Sunderpur
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herein (including Agreement for Sale, Deed of Conveyance and Lease) and if required make the same registered with the concerned Authority/s only.

6.2.10 To represent the Principal before the Registrar, sub-registrar and/or other such Authorities in all connections in respect of execution and registration of the required Declaration, Rectification or any other documents and/or any other related Document/s (including Sale Deed or any other type of Deed of Transfer) only in respect of the Developer's Allocation mentioned herein above comprised in the Scheduled property below, and to receive from such intending purchaser or purchasers any earnest money and/or advances and also the balance consideration money including the entire consideration money and give valid receipts and discharge for the same and deposit the same in their account, as the occasion may require.

6.2.11 The Developer herein shall be entitled to mortgage the Developer's Allocation only as per the terms of Development Agreement for obtaining Financial Accommodation and release the same.

6.2.12 To accept for the Principal and in his name or on his behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney deem fit and proper.

6.2.13 To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such



Asst. Dist. Sub Registrar
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appointment and to substitute any other in their place and stead in relation to the Schedule mentioned property.

6.2.14 To sign, verify and execute Vakalatnamas, Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s and Document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s, Action/s, Appeal/s and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority and to appear and/or to make Petitions and/or Applications in any such Court Or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

6.2.15 To negotiate for sale, lease and transfer with the intending purchaser or purchasers various Flats and car parking spaces of undivided share in the new building of the Developer's Allocation only written in the said Development Agreement registered on 27/01/2023 only, lying and situate on the said property morefully described in the schedule hereunder written and also to sign, execute and enter into agreement for sale with such intending purchasers and to receive earnest money and deposit the same in their account.

6.2.16 To appear before the BLRO, DLRO office or before the LD. Additional District Magistrate, or District Magistrate or Urban land Ceiling Authorities or before any other Central or State Government officers or before any Judicial Authority or Quasi Judicial Authority or Otherwise before any Government or Semi Government Authorities or Private bodies or any company or otherwise as



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required in connection with Mutation, Conversion of Land, Permission from Urban Land Ceiling Authorities, KMDA, Additional Land Acquisition Offices etc. and sign and present all forms documents, affidavits, make submissions oral or written and present himself before any or all authorities.

6.2.17 To receive and pay and/or deposit all moneys, including Court Fees and receive refunds from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to the Principal on any account whatsoever if the amount was paid by the Developer and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

6.2.18 To accept notices and service of papers from the Municipality, Postal and/or other authorities and/or persons, Government, semi-Government, Public body or body corporate/ private organizations in relation to the said land.

6.2.19 To apply for and obtain electricity, water, sewerage, drainage and other connection of any other utility in the said property and/or to make alteration therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers applications documents and to do all other acts, deeds and things as may be deemed fit and proper by my said Attorney.

6.2.20 To appear before any Government offices and to take all steps in connection with conversion of Land or for any other purpose deemed fit by the said Attorney.

6.2.21 To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual, with all intents and purposes according to the Laws and customs of India and particularly of West Bengal.



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Sonarpur
North 24 Parganas

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6.2.22 To sign and submit all papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons, including, the Municipal Authority and if necessary, to deal with such authority and authorities in any manner, to have such mutation effected.

6.2.23 To pay all outgoings or dues of Municipal Tax, Urban Land Tax, Land Revenue and other charges whatsoever, payable for and on account of the Scheduled Property.

6.2.24 To give undertakings, assurances and indemnities, as may be required for the purposes aforesaid.

6.2.25 To look after control manages and supervises the administration of the said property.

6.2.26 To employ and/or appoint architects, Surveyor or Surveyors, solicitors, advocates chartered accountants, income tax practitioners and/or agents or any Professional/Skilled/Unskilled labour and/or other men for the aforesaid purpose and also pay salaries, wages, charges and remuneration to them.

6.2.27 To execute Deed of Conveyance/ Deed of Exchange/ Deed of Gift for Amalgamation of adjacent land of the other landowners and also execute Gift deed in favour of Rajpur - Sonarpur Municipality or any other Government or Semi Government authorities/ bodies or local body or authorities for any purpose in respect of the development of the said property as per the discretion of the Developer.

6.2.28 To execute Indenture of easement to give all easementary rights to the Developer herein or adjacent land owners from the schedule mentioned property for development of the adjoining plots as per plan duly sanctioned by the competent authority.



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add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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6.2.29 AND GENERALLY to do all acts, deeds and things as may be required to be done, executed and performed for the purpose of erection, construction and completion of the building at the said Land in accordance with law on my behalf.

7. THE PRINCIPAL DO HEREBY DECLARE that this Development Power of Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.

8. THE PRINCIPAL DO doth HEREBY DECLARE to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the Property by virtue of these presents till the power is valid and till the successful completion of the instant project as also till the disposal of the entire Allocation of the Developer and the same is revocable in nature as per the terms and conditions of the development Agreement. ?



[Handwritten signature]

South 24 Parganas
Inspector
South 24 Parganas

30 JAN 2023

SCHEDULE
(Said Property)

ALL THAT piece and parcel of Bastu Land measuring **60.5 Decimal equivalent to 36 Cottahs 9 Chattaks** be the same a little more less, lying and situated in **Mouza - GHASIARA**, J.L. No. 23, the land given hereunder below within the limits of Rajpur -Sonarpur Municipality, Ward No. 11, HOLDING NO. - 120 & 122, Additional District Sub Registrar - Sonarpur, Naranpur Road, Police Station - Sonarpur, West Bengal - 700 150, District - South 24 Parganas, West Bengal, the split up of land given hereunder below :

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424	433	352	651	BASTU	56
TOTAL LAND AREA					60.5

within the limits of the Rajpur-Sonarpur Municipality, Ward No. 11, Naranpur Road, HOLDING NO. - 120 & 122, Police Station - Sonarpur, A.D.S.R. - Sonarpur, Post Office - Sonarpur, West Bengal - 700150, District - South-24 Parganas, West Bengal,




Addl. Dist. Sub Registrar
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PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Subir Kumar Ganguly Signature Subir Kumar Ganguly

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Pratik Ganguly Signature Pratik Ganguly

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Signature Jolly Barua Alias Jolly Ganguly

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Bula Chatterjee Signature Bula Chatterjee



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Secy. Dist. Sub Registrar
South 24 Parganas

30 JAN 2023

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Signature

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Seemanta Narayan Chowdhury Signature - Seemanta Narayan Chowdhury

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - Pradeep Kumar Shaur Signature - Pradeep Kumar Shaur

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name - ACHINTYA NARAYAN CHOWDHURY Signature - Achintya Narayan Chowdhury



Additional District Sub-Registrar
Sonarpur
South 24 Parganas

30 JAN 2023



Government of West Bengal

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

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16088000238343/2023

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
1	Mr Subir Kumar Ganguly Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Principal		 282	 30/11/23
2	Mr Prabir Ganguly Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Principal		 284	 30/11/2023
3	Mrs Bula Chatterjee Garia Station Road Balia More, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Principal		 285	 Bula chatterjee

Query No:-16088000238343/2023, 30/01/2023 02:54:51 PM SONARPUR (A.D.S.R.)

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Drafted by - Prabir Kumar Roy
Advocate . W.B. 828/81
Alipore Criminal Court.
No. 27.

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	Jolly Basu Alias Jolly Ganguly Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Principal		 283	Jolly Basu Alias Jolly Ganguly
5	Mr Pradeep Kumar Jhawar 783 Anandapur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107	Representative of Attorney [ALLIED PROPER TIES]		 286	Pradeep Kumar Jhawar
6	Mr Achintya Narayan Chowdhury 201 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [ALLIED PROPER TIES]		 287	Achintya Narayan Chowdhury 30/01/2023

Drafted by - Prabir Kumar Roy
Advocate - W.B- 828/81
Alipore Criminal Court.
No)-27.

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Aloke Ghosh Son of Late Panchu Gopal Ghosh Kalikapur, City:- , P.O:- Kalikapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 743330	Mr Subir Kumar Ganguly, Mr Prabir Ganguly, Mrs Bula Chatterjee, Jolly Basu, Mr Pradeep Kumar Jhawar, Mr Achintya Narayan Chowdhury		288 	 Aloke Ghosh

(Arindam Chakraborty)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal

Query No:-16088000238343/2023, 30/01/2023 02:54:51 PM SONARPUR (A.D.S.R.)

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Drafted by - Prabir Kumar Roy
Advocate .W.B. 828/81
Alipore criminal court.
401-27.

Major Information of the Deed

Deed No :	I-1608-00609/2023	Date of Registration	01/02/2023
Query No / Year	1608-8000238343/2023	Office where deed is registered	
Query Date	30/01/2023 2:33:19 PM	A.D.S.R. SONARPUR, District South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 5/-		Rs. 4,77,54,270/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160800492/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ghasiyara-(023), Pin Code : 700150

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-433	LR-651	Bastu	Bastu	30 Katha 2 Chatak	1/-	3,90,09,470/-	Width of Approach Road: 50 Ft., , Project Name :
L2	LR-433	LR-655	Bastu	Bastu	3 Katha 11 Chatak	1/-	47,75,018/-	Width of Approach Road: 50 Ft., , Project Name :
L3	LR-432 (RS :-)	LR-651	Bastu	Bastu	1 Katha 6 Chatak	1/-	19,58,566/-	Width of Approach Road: 50 Ft., , Project Name :
L4	LR-432	LR-655	Bastu	Bastu	1 Katha 6 Chatak	1/-	19,58,566/-	Width of Approach Road: 50 Ft., , Project Name :
TOTAL :					60.3281Dec	4 /-	477,01,620 /-	
Grand Total :					60.3281Dec	4 /-	477,01,620 /-	

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, L4	200 Sq Ft.	1/-	52,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	52,650 /-	

01/02/2023 Query No:-16088000238343 / 2023 Deed No : I - 160800609 / 2023, Document is digitally signed.

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Drafted by - *Prabin Kumar Roy*
Advocate . W.B. 828/81
Alipore Criminal Court.
No)-27.

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subir Kumar Ganguly (Presentant) Son of Late Badal Ganguly Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxx3A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence
2	Mr Prabir Ganguly Son of Late Badal Ganguly Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence
3	Mrs Bula Chatterjee Wife of Swadhin Chatterjee Garia Station Road Balia More, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxx0M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence
4	Jolly Basu, (Alias: Jolly Ganguly) Wife of Prabir Basu Sonajhil, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AWxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALLIED PROPERTIES 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: abxxxxx2c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Drafted by - *Prabir Kumar Roy*
Advocate W.B. 828/81
Alipore Criminal Court.
No-27.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pradeep Kumar Jhawar Son of Late Om Prakash Jhawar 783 Anandapur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5J,Aadhaar No Not Provided Status : Representative, Representative of : ALLIED PROPERTIES (as partners)
2	Mr Achintya Narayan Chowdhury Son of Mr Subrata Narayan Chowdhury 201 Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx5C,Aadhaar No Not Provided Status : Representative, Representative of : ALLIED PROPERTIES (as partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Ghosh Son of Late Panchu Gopal Ghosh Kalikapur, City:- , P.O:- Kalikapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743330			
Identifier Of Mr Subir Kumar Ganguly, Mr Prabir Ganguly, Mrs Bula Chatterjee, Jolly Basu, Mr Pradeep Kumar Jhawar, Mr Achintya Narayan Chowdhury			

Drafted by - *Prabir Kumar Roy*
Advocate .W.B. 828/81
Alipore Criminal Court.
ko-27.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Ganguly	ALLIED PROPERTIES-12.4266 Dec
2	Mr Prabir Ganguly	ALLIED PROPERTIES-12.4266 Dec
3	Mrs Bula Chatterjee	ALLIED PROPERTIES-12.4266 Dec
4	Jolly Basu	ALLIED PROPERTIES-12.4266 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Jolly Basu	ALLIED PROPERTIES-6.08437 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Ganguly	ALLIED PROPERTIES-0.567187 Dec
2	Mr Prabir Ganguly	ALLIED PROPERTIES-0.567187 Dec
3	Mrs Bula Chatterjee	ALLIED PROPERTIES-0.567187 Dec
4	Jolly Basu	ALLIED PROPERTIES-0.567187 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Jolly Basu	ALLIED PROPERTIES-2.26875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Ganguly	ALLIED PROPERTIES-50.00000000 Sq Ft
2	Mr Prabir Ganguly	ALLIED PROPERTIES-50.00000000 Sq Ft
3	Mrs Bula Chatterjee	ALLIED PROPERTIES-50.00000000 Sq Ft
4	Jolly Basu	ALLIED PROPERTIES-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Ghasiyara-(023), Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 433, LR Khatian No:- 651	Owner: গীতা গঙ্গুলি, Gurdian: মুরারী , Address: নিজ , Classification: বাস, Area: 0.61000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 433, LR Khatian No:- 655	Owner: জলী গঙ্গুলী, Gurdian: মুরারী , Address: নিজ , Classification: বাস, Area: 0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 432, LR Khatian No:- 651		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 432, LR Khatian No:- 655	Owner: জলী গঙ্গুলী, Gurdian: মুরারী , Address: নিজ , Classification: বাস, Area: 0.16000000 Acre,	Owner Name not selected by applicant.

01/02/2023 Query No:-1608800238343 / 2023 Deed No :- 160800609 / 2023, Document is digitally signed.

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Drafted by - Prabir Kumar Roy
Advocate W.B. 828/81
 Alipore criminal court.
 Ho)-27.

On 30-01-2023

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

Presented for registration at 17:30 hrs on 30-01-2023, at the Private residence by Mr Subir Kumar Ganguly, 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 4,77,54,270/-

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

Execution is admitted on 30/01/2023 by 1. Mr Subir Kumar Ganguly, Son of Late Badal Ganguly, Sonajhil, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr Prabir Ganguly, Son of Late Badal Ganguly, Sonajhil, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mrs Bula Chatterjee, Wife of Swadhin Chatterjee, Garia Station Road Ballia More, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Jolly Basu, Alias Jolly Ganguly, Wife of Prabir Basu, Sonajhil, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Indetified by Mr Alope Ghosh, , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

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

Execution is admitted on 30-01-2023 by Mr Pradeep Kumar Jhawar, partners, ALLIED PROPERTIES, 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Alope Ghosh, , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 30-01-2023 by Mr Achintya Narayan Chowdhury, partners, ALLIED PROPERTIES, 201A Kanungo Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Alope Ghosh, , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Ar

Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 01-02-2023

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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Drafted by - *Prabin Kumar Roy*
Advocate W.B.-828/81
Alipore criminal court.
401-27.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 902, Amount: Rs 50.00/-, Date of Purchase: 27/01/2023, Vendor name: Subhojit Deb



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Drafted by - *Prabin Kumar Roy*
Advocate - W.B. 828/81
Alipore criminal court.
Ko-27.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 14036 to 14063
being No 160800609 for the year 2023.



AR

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.02.01 15:56:19 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/02/01 03:56:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. Samir Kumar
Sonajhil, Rajpur - Sonarpur
24850 South. Kol - 700150

2. Gouram Singh
Natalipally
Sonarpur
Kol - 150

Samir Kumar Ganguly

Tolly Baru Alias Tolly Ganguly

Prabin Ganguly
Bela Chatterjee

**SIGNATURE OF GRANTOR/
PRINCIPAL**

ALLIED PROPERTIES
Razadeep Kumar Sharma
Partner

ALLIED PROPERTIES
Achintha Narayan Choudhury
Partner

SIGNATURE OF THE ATTORNEY

Drafted by - Prabin Kumar Roy
Advocate - W.B. 828/81
Alipore Criminal Court.
Kol - 27.



[Handwritten signature]

Mr. D. S. Sub-Registrar
South 24 Parganas

30 JAN 2023