

141/22

I-158/2022



पश्चिम बंगाल WEST BENGAL

AF 158823

1. The stamp is cancelled by the  
 Registrar, North 24 Parganas  
 on 07/01/2022.

9

Notional District Sub-Registrar  
 Sodepur, North 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

07 JAN 2022

KNOW ALL MEN BY THESE PRESENTS shall come we,  
 (1) SMT. INDRANI GHOSAL, PAN - BLUPG2790R, wife of Late  
 Alope Ghosal, (2) SRI ARKAPROVO GHOSAL, PAN-  
 AMSPG4394D, and (3) SRI ARUNODAYA GHOSAL, PAN -  
 BLUPG2791Q, Sl. No. 2 and No.3 both are sons of Late Alope  
 Ghosal, all are by Religion: Hindu, by Nationality : Indian, by  
 Occupation : No.1 Housewife, No.2 Service and No.3  
 Professional, all are residing at Kalyan Nagar, P.O. - Kalyan  
 Nagar via Panaila, P.S. - Rajara, District - North 24 Parganas,  
 Kolkata - 700112, being the EXECUTANTS, do hereby SEND  
 THIS GREETING.

*Indrani Ghosal*

*Arkaprovo Ghosal*

*Arunodaya Ghosal*

Contd.....2

PIONEER ASSOCIATES

*Dr. An. Kavali Rayan 2022*

*8-8/64870/2*

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 29/1/2023  
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Additional District Sub Registrar  
 Sodepur, North 24 Parganas  
 07 JAN 2023

...  
 s/o Pintu Sub  
 west-pansila, Pansilati  
 P.S. Khordaha, P.O. Pansila,  
 Kot-740112, Occu - Business

**WHEREAS**, the Kalyan Nagar Co-Operative Colony Limited, a Govt. Registered Society, being Registration No. 8 for the year 1949, having its Office at Kalyan Nagar, P.O.- Kalyan Nagar via Pansila, P.S. - Khardah at present Rahara, District - North 24 Parganas, became the owner of the Land measuring 0.55 Decimals (Satak), lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, by way of purchase through a registered deed being Deed No. 4822 for the year 1982.

**AND WHEREAS**, after becoming the lawful owner of the aforesaid Land said Kalyan Nagar Co-Operative Colony Limited developed the entirety of the said land alongwith other purchased lands by making Road, Drain, Pond, Park and other industrial development and divided the said Land into several plots for the purpose of permanent settlement among the earthless Govt. employees and other people who came from Bangladesh as Refugee by including them as fully paid-up share holder members for their residence.

**AND WHEREAS**, one ARABINDA GHOSAL, son of Late Ananda Mohan Ghosal, resident of Kalyan Nagar, P.S. - Khardah at present Rahara, being a member of the said society purchased a Plot of Land measuring more or less 4 Cottah 2 Chittack 1 Sq. Ft., identified by Scheme Plot No. 111 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality, under Police Station - Khardah at present Rahara,

Contd.....3

PIONEER ASSOCIATES

*Am. Karul Raychaoudhary*  
Partner

*Indrani Ghosal*

*Aravind Ghosal*

*Anandaya Ghosal*



( 3 )

in the District - 24 Parganas at present North 24 Parganas, Sub-Registry Office Barrackpore at present A.D.S.R. Office Sodepur, from the said Kalyan Nagar Co-Operative Colony Limited, represented by it's the then Secretary Sri Jitesh Chandra Maitra, son of Late Jogesh Chandra Maitra, and Chairman Sri Monindra Nath Bhaduri, son of Late Hridaya Nath Bhaduri, by virtue of a registered Deed of Conveyance by Sale and the same was registered at the Office of Sub-Registrar, Barrackpore on 18/11/1982, recorded in Book No. I, Volume No. 144, written in Pages from 113 to 116, being Deed No. 6579 for the year 1982.

**AND WHEREAS**, after purchasing the aforesaid Property said Arabinda Ghosal became the absolute owner of the same and recorded his name in the Assessment Register of local Khardah Municipality vide Holding No. 391 in Ward No. 17 and constructed Pucca Structure over the said Plot of Land and possessing and enjoying as lawful owner with full, right, title and interest of the same without any disturbance from any corner whatsoever.

**AND WHEREAS**, while so seized and possessed of the said Property as absolute owner said Arabinda Ghosal Gifted a portion of the above said Land marked as Plot No. 111/A, measuring more or less 1 Cottah 9 Chittack 11 Sq. Ft. to his son namely ALOKE GHOSAL through a registered Deed of Gift, which was executed on 30/03/1999 and registered on 30/04/1999 at A.D.S.R. Office, Barrackpore and recorded in Book No. I, Volume No. 53, written in Pages from 29 to 36, being Deed No. 2100 for the year 1999.

**AND WHEREAS**, thereafter said Arabinda Ghosal Gifted his rest 2 Cottah 8 Chittack 35 Sq. Ft. of Land together with pucca dilapidated structure thereon to his son said ALOKE GHOSAL through another registered Deed of Gift and the said Deed was executed on 05/02/2007 and registered on 28/02/2007 at A.D.S.R.

Contd.....4

PIONEER ASSOCIATES

Partner  
Kavali Raychaudhary

Indrani Ghosal  
Aravind Ghosal  
Aravind Ghosal

Office, Barrackpore and recorded in Book No. I, Volume No. 33, written in Pages from 151 to 162, being Deed No. 1149 for the year 2007.

**AND WHEREAS**, by way of above said two separate registered Deed of Gift said ALOKE GHOSAL became the absolute owner of the above said Property which totally measuring more or less 4 Cottah 2 Chittack 1 Sq. Ft. of "Bastu" Land alongwith pucca structure thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in C.S. and R.S. Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality, under Police Station - Khardah at present Rahara, District - North 24 Parganas, and mutated his name in the Assessment Register of local Khardah Municipality vide Holding No. 107/391, Kalyan Nagar in Ward No. 7, and also recorded his name in the Office of B. L. & L. R. vide **L.R. Khatian No. 1290** under **L.R. Dag No. 438** in respect of the said Property, and possessing and enjoying with full, right, title and interest of the same by paying municipal taxes regularly to the concern authority without any disturbance from any corner whatsoever.

**AND WHEREAS**, during his peaceful possession and enjoyment of the above said Property as absolute owner said Alope Ghosal died intestate on 21/10/2013, leaving behind him the following persons as his only legal heirs to inherit the Property left behind said Alope Ghosal.

<u>Sl. No.</u>	<u>Name</u>	<u>Relationship with deceased.</u>
i)	<b>SMT. INDRANI GHOSAL</b> ( the Executant No.1 herein )	Wife
ii)	<b>SRI ARKAPROVO GHOSAL</b> ( the Executant No.2 herein )	Son
iii)	<b>SRI ARUNODAYA GHOSAL</b> ( the Executant No.3 herein )	Son

Contd.....5



**AND WHEREAS**, after sad demise of said Alope Ghosal his wife SMT. INDRANI GHOSAL ( the Executant No.1 herein ) and two sons SRI ARKAPROVO GHOSAL ( the Executant No.2 herein ) and SRI ARUNODAYA GHOSAL ( the Executant No.3 herein ) by way of inheritance became the absolute Joint Owners of the above mentioned 4 (Four) Cottah 2 (Two) Chittack 1 (One) Sq. Ft. of "Bastu" Land alongwith pucca structure thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in C.S. and R.S. Dag No. 254, under Khatian No. 46, corresponding to **L.R. Dag No. 438** under **L.R. Khatian No. 1290**, within the limits of Khardah Municipality in Ward No. 7 (new) 17 (old), being Municipal Holding No. 107/391, Kalyan Nagar, under Police Station-Khardah at present Rahara, District - North 24 Parganas, A.D.S.R. Office Sodepur, and they jointly possessing and enjoying with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes regularly to the concern authority, and hence the Land Owners/Executants herein having absolute right and authority to grant, convey, sell, gift and/or any kind of transfer in respect of the above said Property to anybody in any manner.

**AND WHEREAS**, the above named Land Owners/Executants herein being desirous to develop their above mentioned Landed Property morefully and particularly described in the Schedule hereunder written, and approached the **Partners of PIONEER ASSOCIATES**, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, having agreed mutually to develop the aforesaid Landed Property for constructing Multi-Storied Building/s over the said Land.

Contd.....6

PIONEER ASSOCIATES

*Pran An. Karoli - Ranjan Das*

*Indrani Ghosal  
Arkapro Ghosal  
Arunoday Ghosal*

( 6 )

AND WHEREAS, the DEVELOPER concern said **PIONEER ASSOCIATES** accepted the said offer of the Land Owners/ Executants herein for development of the said property and accordingly entered into a registered Development Agreement with the Land Owners/Executants herein, which was registered on ~~07.01.2012~~ at A.D.S.R. Office, Sodepur, North 24 Parganas and recorded therein in Book No. 1, being No. ~~152400152~~, for the year 2021, on certain Terms and Conditions contained therein in the said Development Agreement.

AND WHEREAS, we, the above named **EXECUTANTS** herein being the absolute Joint Owners of the above said and below mentioned Schedule Property, are not able to look after, maintain, manage our Schedule below Property and due to our personal inconvenient to present ourselves personally at all require times, we, the **EXECUTANTS** herein do hereby Nominate, Appoint and Constitute **PIONEER ASSOCIATES, PAN - AAMFP7725R**, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely **(1) SRI KANTI RAIJAN DAS, PAN - ADSPD7299P**, son of Late Nalini Kanta Das, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, and **(2) SRI GOPAL DAS, PAN - AGAPD0725H**, son of Late Narayan Chandra Das, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, as our true and lawful **ATTORNEY** in

Contd.....7

PIONEER ASSOCIATES

*Joint Asst. Kanti Rajan Das*

*Indrani Ghosal*

*Anasoo Ghosal*

*Anandam Ghosal*



( 7 )

our names and on our behalf to do inter-alia the following acts, deeds and things etc. in respect of our Property morefully and particularly mentioned in the Schedule hereunder written.

1. To maintain, manage and administer the said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the aforesaid Development Agreement.
2. To prepare Plan/s for development of the said Property morefully and particularly described in the Schedule hereunder written and to submit the same to the concerned authority for obtaining approval of the same.
3. To supervise the development works and to carry out and/or to get carried out through Contractors, Architects and Surveyors as may be required by the said ATTORNEY for construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
4. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
5. To pay various deposits to the municipality and other concern authorities as may be necessary for the purpose of carrying out the development works on the said property and construction of the structure/s thereon and to claim refund of such deposits paid by us and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.

PIONEER ASSOCIATES

*Dr. An. Kanchi Ranjandals*  
Partner

*Indrean Ghosal*  
*Arunnato Ghosal*  
*Arunnato Ghosal*

Contd.....8



6. To approach different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development works of the said property and construction of building/s thereon.
7. To apply from time to time for modification of the building plan/s in respect of the building to be constructed on the said Property.
8. To appear before the Government departments and also the Municipality, B.L. & L.R.O. and all concern authorities for the purpose of obtaining necessary " No Objection Certificate " and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To sign and submit all papers, applications and documents for having the separation, amalgamation of the said Premises along with other lands and mutation, conversion if necessary, and record the same with all authorities, B. L. & L. R. O. including the Khardah Municipality in respect of the said Premises and to deal with such authority or authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
10. To borrow money to create charge, mortgage, mortgage by deposit of title deed or deeds of the individual Unit/Flat/Shop/Garage/all other utility constructed portions or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body

Indranil Ghosal

Anupam Ghosal

Anandaprasad Ghosal

corporate(s) or from any person and/or persons on any term and condition as our Attorney shall think fit and proper for construction of Building/s on the said Premises in terms of said Development Agreement save and except mortgaging the Allocation of the Owners' Share in terms of the said Development Agreement in the project and the said Attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully and satisfactorily borne by our said Attorney only, without encumbering our interest, title whatsoever in the said project.

PIONEER ASSOCIATES

*Pran An. Kauli Raygans*  
Partner

- 11. To do all acts, deeds, matter and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully and particularly described in the Schedule hereunder written.
- 12. To negotiate on terms and enter into Agreement for Sale or otherwise to deal with and dispose of the several Flats and/or other units to be constructed and to receive consideration money from the intending purchasers thereof and to give proper and lawful discharge for the same SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement executed between the Parties and registered on ...07...01...2022 at the Office of A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. 1, being No. 152400152..... for the year 2021.
- 13. That our said ATTORNEY shall have every right to construct the proposed Multi-Storied Building as per the terms of aforesaid Development Agreement over the Schedule mentioned Property according to the sanctioned building plan by the Khardah Municipality.

*Indrani Ghosal*  
*Anwesha Ghosal*  
*Anwesha Ghosal*

14. That our said Attorney is on power to sell Flats, Shops, Garages and/or other units of the proposed multi-storied building to be constructed over the Schedule mentioned Property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement.
15. To sign and execute Sale Deed/Deed of Conveyance and Agreement for Sale or any other Deed or Deeds in respect of the under mentioned Schedule Property/Proposed Building to be constructed on the Schedule property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement and also to receive the consideration money from the intending purchasers and also to give valid receipts on our behalf.
16. To appear and present the Sale Deed and Agreement for Sale or any other Deed or Deeds for registration and admit execution before the Additional District Sub-Registrar, Sodepur, North 24 Parganas and District Registrar Barasat, North 24 Parganas or Registrar of Assurances, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said ATTORNEY shall consider necessary for conveying our under mentioned Schedule of Property as fully and effectually as we could do the same for ourselves SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement.
17. To appear and to act in any court or any Govt. Departments or local Municipal Authority and to sign, execute, verify and file complaints, written statements and petitions, appeals, revision and

PIONEER ASSOCIATES

Am. Kanchi Rayan Das.

Indrani Ghosal  
Anupama Ghosal  
Arundhata Ghosal



review petitions and accept services of all summons, notices and other process of law and to engage Pleaders, Advocates, Solicitors, and to discharge or terminate their appointments.

- 18. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property and also in respect of construction works of building thereon. And this Development Power of Attorney is irrevocable until completion of the said project.
- 19. To appoint pleaders, solicitors, advocates to appear in any court or any Government Departments or local Municipality and to revoke such appoints and substitute any others in their place and stead.
- 20. To advertise in different news papers and display hoarding in different places, engage agency for selling of the said advertisement on the said Premises and whatever structure facilities as our said Attorney shall think fit and proper.
- 21. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

AND we, HEREBY AGREE that all acts, deeds and things lawfully done by our said ATTORNEY shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said ATTORNEY shall do in the premises by virtue of these presents and we hereby declare that we shall enforce this Power of Attorney within contractual period or its mutually extended period of time.

PIONEER ASSOCIATES

*Dr. An. Kanti Raychaudhary*  
Partner

*Indrani Ghosal*  
*Arkapro Ghosal*  
*Arundha Ghosal*

**-: THE SCHEDULE ABOVE REFERRED TO :-**

**( Description of the Property )**

**ALL THAT** piece and parcel of "Bastu" Land measuring more or less **4 (Four) Cottah 2 (Two) Chittack 1 (One) Sq. Ft.** alongwith **1000 Sq. Ft. Pucca Structure** thereon, lying and situated at **Mouza : Kerulia, J. L. No. 5, R. S. No. 11, Touzi No. 172,** comprised in C.S. and R.S. **Dag No. 254,** under **Khatian No. 46,** corresponding to **L.R. Dag No. 438** under **L.R. Khatian No. 1290,** within the limits of Khardah Municipality in Ward No. 7 (new) 17 (old), Holding No. 107/391, Kalyan Nagar, under Police Station - Rahara (formerly it was under Khardah), in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

**ON THE NORTH :** 16' - 0" wide Kalyan Nagar Road.

**ON THE SOUTH :** Plot No. 117.

**ON THE EAST :** Plot No. 112.

**ON THE WEST :** Plot No. 110.

*Indrajini Ghosal  
Arupom Ghosal..  
Arundhya Ghosal*

*Partner  
Kardel Karjane Das*

IN WITNESS WHEREOF we, the EXECUTANTS herein have hereunto set and subscribed our respective hands and signatures on this Development Power of Attorney on the 07<sup>th</sup> day of January 2022 ( Two Thousand Twenty Two ).

WITNESS :-

1. Harj Bhatt  
Ward 5  
W-117

2. Rushal Saha  
West Purnia, Purnia  
W-117

1. Indrani Ghosal
2. Arkapro Ghosal
3. Arundhara Ghosal

-----  
Signature of the Executants

PIONEER ASSOCIATES

1. Karoli Ranjan Das
2. Partner  
Sanjib Das

Partners of PIONEER ASSOCIATES

-----  
Signature of the Attorney

Drafted & prepared by :

Debasish Mukherjee

( Sri Debasish Mukherjee )  
Advocate, Barrackpore Court  
Enrolment No. WB-784/91

Computer typed by :

Sanjib Das  
( Sanjib Das, Bkp. )



DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATY / D.S.M. HARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT

LEFTHAND FINGER PRINT

NAME: INDRANI GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Indrani Ghosal

LEFTHAND FINGER PRINT

NAME: AKAPROVO GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Akaprovo Ghosal

LEFTHAND FINGER PRINT

NAME: ARUNDAYA GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

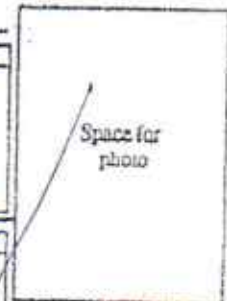


RIGHT HAND FINGER PRINT

SIGNATURE: Arundaya Ghosal

LEFTHAND FINGER PRINT NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE:

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (I.K.P.) / NAHATA / D.S.M. HAKSAT / COSSIPORE, DUMDUM / R.A. KOLKATA

RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

NAME: KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Kanti Ranjan Das

RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

NAME: GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Gopal Das

RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
/	/	/	/	/

THUMB	FORE	MIDDLE	RING	LITTLE
/	/	/	/	/

SIGNATURE:

RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
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THUMB	FORE	MIDDLE	RING	LITTLE
/	/	/	/	/

SIGNATURE:



Kanti Ranjan Das

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## Major Information of the Deed

Deed No :	I-1524-00158/2022	Date of Registration	07/01/2022
Query No / Year	1524-8000064870/2022	Office where deed is registered	
Query Date	07/01/2022 1:23:02 PM	1524-8000064870/2022	
Applicant Name, Address & Other Details	D Mukherjee Bkp Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, 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. 35,00,000/-	Rs. 62,70,626/-		
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]:- 152400152/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, , Ward No: 7, Holding No:107/391 Pin Code : 700112

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-438	LR-1290	Bastu	Bastu	4 Katha 2 Chatak 1 Sq Ft	28,00,000/-	55,70,626/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.8085Dec	28,00,000 /-	55,70,626 /-	



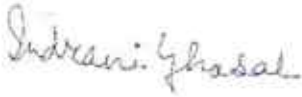





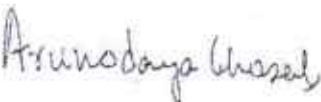
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	7,00,000 /-	7,00,000 /-	





## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt INDRANI GHOSAL</b> Wife of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri ARKAPROVO GHOSAL</b> Son of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri ARUNODAYA GHOSAL</b> Son of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BLxxxxxx1Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				



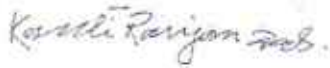


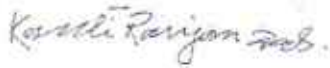


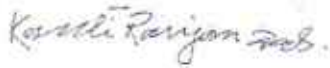













**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER ASSOCIATES</b> SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 . PAN No.:: AAXxxxxx5R,Aadhaar No Not Provided, Status .Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri KANTI RANJAN DAS</b>                      Son of Late Nalini Kanta Das                      Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 7 2022 1:58PM</td> <td>LTI</td> <td>07/01/2022</td> <td>07/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri KANTI RANJAN DAS</b> Son of Late Nalini Kanta Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office				Jan 7 2022 1:58PM	LTI	07/01/2022	07/01/2022	1 No. Suryasen Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Shri KANTI RANJAN DAS</b> Son of Late Nalini Kanta Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office																
Jan 7 2022 1:58PM	LTI	07/01/2022	07/01/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri GOPAL DAS (Presentant)</b>                      Son of Late Narayan Chandra Das                      Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 7 2022 1:59PM</td> <td>LTI</td> <td>07/01/2022</td> <td>07/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri GOPAL DAS (Presentant)</b> Son of Late Narayan Chandra Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office				Jan 7 2022 1:59PM	LTI	07/01/2022	07/01/2022	KIRONALAY, Sasadhar Tarafder Road, City:- Khardah, P.O:- Sukchar, P.S:-Khardaha, District:-North 24 Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizer of: India, , PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Shri GOPAL DAS (Presentant)</b> Son of Late Narayan Chandra Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office																
Jan 7 2022 1:59PM	LTI	07/01/2022	07/01/2022													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kushal Saha</b> Son of Mr Pintu Saha West Panshila, City:- , P.O:- Panshila, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112			
	07/01/2022	07/01/2022	07/01/2022
Identifier Of Smt INDRANI GHOSAL, Shri ARKAPROVO GHOSAL, Shri ARUNODAYA GHOSAL, Shri KANTI RANJAN DAS, Shri GOPAL DAS			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt INDRANI GHOSAL	PIONEER ASSOCIATES-2.26951 Dec
2	Shri ARKAPROVO GHOSAL	PIONEER ASSOCIATES-2.26951 Dec
3	Shri ARUNODAYA GHOSAL	PIONEER ASSOCIATES-2.26951 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt INDRANI GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft
2	Shri ARKAPROVO GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft
3	Shri ARUNODAYA GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, .  
Ward No: 7, Holding No:107/391 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 438, LR Khatian No:- 1290	Owner:অলোক ঘোষাল, Gurdian:অরবিন্দ ঘোষাল, Address:নিজ , Classification:বান্ধ, Area:0.07000000 Acre,	Owner Name not selected by applicant.





On 07-01-2022

**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 13:50 hrs on 07-01-2022, at the Office of the A.D.S.R. SODEPUR by Shri GOPAL DAS ..

**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 62.70,626/-

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

Execution is admitted on 07/01/2022 by 1. Smt INDRANI GHOSAL, Wife of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Shri ARKAPROVO GHOSAL, Son of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 3. Shri ARUNODAYA GHOSAL, Son of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Professionals

Identified by Mr Kushal Saha, , , Son of Mr Pintu Saha, West Panshila, P.O: Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

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

Execution is admitted on 07-01-2022 by Shri KANTI RANJAN DAS, Partner, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Kushal Saha, , , Son of Mr Pintu Saha, West Panshila, P.O: Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

Execution is admitted on 07-01-2022 by Shri GOPAL DAS, Partner, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Kushal Saha, , , Son of Mr Pintu Saha, West Panshila, P.O: Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

**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 375, Amount: Rs.100/-, Date of Purchase: 09/07/2021, Vendor name: S K Chakraborty



Amrita Chakravorti

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 17091 to 17126

being No 152400158 for the year 2022.



Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2022.01.19 12:10:42 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2022/01/19 12:10:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

PIONEER ASSOCIATES

  
Partner

(This document is digitally signed.)