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I-1156/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 669642

Handwritten signature and date: 16/2/23

08/422958/23

Certified that the document is admitted to registration. The stamp, seal, and the embossed metal device used attached to this document are genuine and of Government.

Handwritten signature

16 FEB 2023

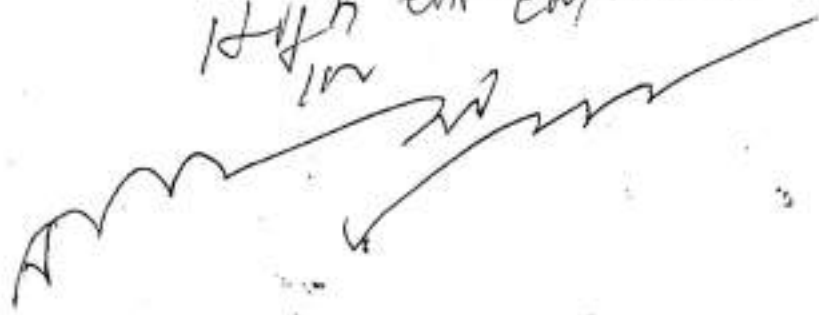
Director of Registration  
North 24 Parganas District

# DEVELOPMENT POWER OF ATTORNEY (AFTER REGISTERED DEVELOPMENT AGREEMENT)

Continued to page no.....2

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6/1/2023  
Biswasjit Kar  
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in

নম্বর-  
সন ও তারিখ-  
জেতার নাম-  
সাকিন-  
স্ট্যাম্প মূল্য-  
ডেভার শ্রী-



বারাসাত কোর্ট

উত্তর ২৪ পরগনা

টি. ভি. নং-

স্ট্যাম্প প্রদানের তারিখ-

মোট স্ট্যাম্পের মূল্য-

ট্রেজারী অফিস-বারাসাত

ডেভার শ্রী জাপস কুমার স্বহা

21 DEC 2022

800000



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Ratan Paul  
5/0-Suresh Paul  
24-K.B. Screen  
KOL-700080  
DCC. Burnpur

Registrar WS 7(2)  
District Sub Registrar-II  
District of Burdwan, Bardhaman

19 6 FEB 2023

**KNOW ALL MEN BY THESE PRESENTS** We, (1) **SRI SHYAMAL KHAN** (PAN-**AFXPK3273P & EPIC No. RXC4988930**) , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at 42/A, K.B.Sarani, P.O. Mall Road, P.S. Dum Dum, Kolkata- 700080, in the District of North 24 Parganas (2) **SRI ALOKE KHAN** (PAN- **APKPK4186Q & EPIC No. IHM2836518**) , son of Late Sashadhar Khan ,by faith - Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas (3) **SRI MOLOY KHAN** (PAN- **ALNPK7974P & EPIC No. WB/20/091/282182**) , son of Late Sashadhar Khan ,by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati , Kolkata- 700059, in the District of North 24 Parganas (4) **SMT. SIKHA PAUL alias Subhra Paul** (PAN- **CCBPP4984K & EPIC No. FKY0252478**) , daughter of Late Sashadhar Khan & wife of Sri Sankar Kumar Paul,by faith - Hindu, by occupation- Housewife, by Nationality- Indian, residing at PALASHI, Majhi Para,Bizpur, Noakhali Colony, P.O. Palashi, P.S. Bijpur. , in the District of North 24 Parganas, Pin- 743145 do hereby **SEND GREETINGS**.

**WHEREAS** by way of registered Deed of conveyance made on 16.08.1985 and registered the same before the Additional District Sub Registrar at Bidhannagar, Saltlake City and recorded in Book No. I, Volume no.118F, pages 231 to 240, Deed No.6303 for the year 1985 Sri **Sujit Biswas** ,son of Late Tarini Charan Biswas of 25, Vidyasagar Road, P.S. Dum Dum, Kolkata- 700065 in the District of 24 Parganas conveyed, sold and transferred to **Smt. Suniti Khan**, wife of Late Sashadhar Khan of Arjunpur North, P.S. Rajarhat, in the District of 24 Parganas **ALLTHAT** piece and parcel of land measuring **6 (Six) Satak** more or less lying situated at **Mouza- Mondalgathi**, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, Marked as Plot No. 2 J.L. No. 6 , R.S. No. 131,Touzi No. 191, P.S. Rajarhat, District 24 Parganas within the limits of Additional District Sub Registrar at Cossipore Dum Dum, 24 Parganas.

**AND WHEREAS** by way of registered Deed of conveyance made on 16.08.1985 and registered the same before the Additional District Sub Registrar at Bidhannagar, Saltlake City and recorded in Book No. I, Volume no.118F, pages 241 to 250 , Deed No.6304 for the year 1985 **Smt. Gita Rani Das** ,wife of Rabindra Nath Das of Italgacha, P.S. Dum Dum, Kolkata- 700079 in the District of 24 Parganas conveyed, sold and transferred to **Smt. Suniti Khan**, wife of Late Sashadhar Khan of Arjunpur North, P.S. Rajarhat, in the District of 24 Parganas **ALLTHAT** piece and parcel of land measuring **27 (Twenty Seven) Satak** more or less lying situated at **Mouza- Mondalgathi**, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, Marked as Plot No. 1, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Rajarhat, District 24 Parganas within the limits of Additional District Sub Registrar at Cossipore Dum Dum, 24 Parganas.

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2023



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Registrar (WS 7(2))  
District Sub Registrar-II  
North 24 Parganas, Barasat

18 FEB 2023

AND WHEREAS thereafter said Suniti Khan died intestate on 20.09.2015 and her husband namely Sasadhhar Khan predeceased and the property left by them were inherited by their three sons namely (1) SRI SHYAMAL KHAN (2) SRI ALOKE KHAN (3) SRI MOLOY KHAN and one daughter namely SMT. SIKHA PAUL alias Subhra Paul as per Hindu succession Act 1956.

AND THUS by way of inheritance said SRI SHYAMAL KHAN, SRI ALOKE KHAN, SRI MOLOY KHAN and SMT. SIKHA PAUL alias Subhra Paul become the absolute owners ALLTHAT piece and parcel of land as per physical measurement 16 (Sixteen) Cottahas 8 (Eight) Chittacks & 40 (Forty) Sq.ft more or less ( as per Deed 33 Satak, as per BL & R.O record 32 satak, ) lying situated at Mouza- Mondalgathi, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, L.R Dag 345, L.R. Khatian No. 10485 ( area of land 0.0800 satak) , 10486 ( area of land 0.0800 satak) , 10487 ( area of land 0.0800 satak),10488 ( area of land 0.0800 satak) Marked as Plot No. 1 & 2, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Rajarhat Now Baguiati, Kolkata - 700059, Municipal Holding No. RGM-215, Mandalganathi, 12, East Mall Road, Kolkata - 700080 within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 in the District North 24 Parganas under Addl. District Sub Registration office Bidhannagar Saltlake City , North 24 Parganas .

WHEREAS the SRI SHYAMAL KHAN, SRI ALOKE KHAN, SRI MOLOY KHAN and SMT. SIKHA PAUL alias Subhra Paul intend to develop the aforesaid property by raising construction of a Multi- storied building, but, due to paucity of funds and lack of experience it is not possible on the part of the owner to develop the same and finding no other alternative they have decided to appoint a Developer who will be able to undertake the aforesaid job.

WHEREAS On hearing such intention of the owners herein, the Developer approached them that they are agreed to undertake the aforesaid job where the owners hereby accepted the said proposal of the Developer under some terms and Conditions mentioned hereinafter.

AND WHEREAS the SRI SHYAMAL KHAN, SRI ALOKE KHAN, SRI MOLOY KHAN and o SMT. SIKHA PAUL alias Subhra Paul have entered into a Development Agreement on ...16. day of February, 2023 and registered before the D.S.R-II North 24 Parganas and copied in Book No. I, Being No. ....150201142 for the year 2023 have agreed with "GANAPATI DEVELOPER" a Partnership firm having its office at BMC, NB-33, Arjunpur North, P.S. Baguiati, Kolkata- 700059 in Ward No. 8 under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, represented by its Partners namely (1) SRI ALOKE KHAN (PAN- APKPK4186Q & EPIC No. IHM2836518), son of Late Sashadhar Khan, by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati, Kolkata- 700059, in the District of North 24 Parganas (2) SRI MOLOY KHAN (PAN- ALNPK7974P & EPIC No. WB/20/091/282182), son of Late Sashadhar Khan, by faith -Hindu, by occupation-

*Malayalam*

Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati, Kolkata- 700059, in the District of North 24 Parganas the terms and conditions set-forth therein and approached the Developer to undertake the Development work of the said premises and construct thereon a G+IV storied building as per the sanctioned plan of the Rajarhat Gopalpur Municipality.

**AND WHEREAS** it is not possible for us to look after the said property. So we do hereby nominate constitute appoint "GANAPATI DEVELOPER " a Partnership firm having its office at BMC, NB-33, Arjunpur North, P.S. Baguiati, Kolkata- 700059 in Ward No. 8 under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, represented by its Partners namely (1) **SRI ALOKE KHAN (PAN- APKPK4186Q & EPIC No. IHM2836518)**, son of Late Sashadhar Khan, by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati, Kolkata- 700059, in the District of North 24 Parganas (2) **SRI MOLOY KHAN (PAN- ALNPK7974P & EPIC No. WB/20/091/282182)**, son of late Sashadhar Khan, by faith -Hindu, by occupation- Business, by Nationality- Indian, residing at NB-33, Arjunpur North, P.O. Arjunpur, P.S. Baguiati, Kolkata- 700059, in the District of North 24 Parganas as our true and lawful Attorney to do or perform the following Deeds, things and matters that is to say :-

01. To apply for and to sign and execute all plans including site & building plan, completion certificate and revised plans and all necessary papers for obtaining sanction permission from all appropriate authority including Local Municipality/ Corporation, C.M.D.A or under the land Ceiling Act, 1976, for construction of a Multi-storied building on the Schedule of property mentioned hereinafter.
02. To appear before and represent us before all appropriate authorities including Local Municipality / Corporation and for the purpose of development of the aforesaid property and for all or any of the purpose i.e for signing on any form / paper for running the construction work of the said multi storied building
03. To enter into and execute all or any agreement for transfer or demise of the building or part of a building, flats, or shop or garage spaces including proportionate shares of land(except owner's allocation) so constructed in which we as owners of an interest of share in the land appertaining thereto for such price or at such premium rent or rents and such to be and conditions as our said attorney may think fit and proper and as and when occasion shall arise to cause to register any such agreement documents as our said attorney shall deem fit and proper.



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Reginald WIS 7(2)  
District Sub Registrar-II  
North 11, Port Antonio, Jamaica

16 FEB 2023

04. To sign, execute and perform all or any agreement for sale, Sale Deed or other Deeds, and other documents relating to transfer of any building, part of a building, flats, shop, garage space(except owner's allocation ) so to be constructed or of our share or interest in the land appertaining thereto or otherwise for such consideration and on such terms conditions as our attorney deem fit and proper.
05. To receive on our behalf all or any money or monies under the Agreement and or for Sale, Sale Deeds and other Deeds or other documents ( **except owner's allocation**) executed and / or registered by our attorney and to receive on our behalf consideration money of the said flat or portion of the building or flat, space or roof space, shops, garage and proportionate share of land to the intending purchaser of the said building to be constructed on the Schedule of proportions or any other portion of the building to be constructed on the Schedule of properties.
06. To appoint and / or re-appoint Engineers, Architects, and all other person or persons for supervisions of construction of the building and verifications of the measurements thereof.
07. To apply to appropriate authorities for allotment of cement, iron, steel and other materials and also to appropriate authorities for electric connections, water connections, sewerage and drain connection, temporary or otherwise and furnish or make declaration or statements in connection therewith.
08. To appear before the Registrar, District Registrar, Sub-Registrar, all appropriate registration Authority and / or to present for registration any agreement, Sale Deeds and / or any deeds or any other documents ( **except owner's allocation**) that may be necessary for any of the purpose mentioned herein and to admit execution of the same for us and on our behalf whether executed by us and our attorney also authorize to receive the consideration money from the purchaser on our behalf.
09. To appear before and represent us in any court of law, municipal and other bodies and or authority, government, local or statutory and for that purpose to engage and reappoint any advocate or agent and for that purpose to sign and execute vokatname and powers.
10. To receive any notice from any government Authority or authorities or person or persons and to reply the same.
11. To sign, verify and affirm, plaint, petition, tabular statement, memorandum of appeal and other pleading for and on our behalf.

12. To apply before the calcutta electric supply corporation ltd. for electric connection in the said building and to sign all documents and papers for the same.
13. And generally to do all such acts, or things that may be necessary for all or the purposes mentioned hereinabove.
14. And we do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.
15. we do hereby agree that all consideration money except Owner's Allocation will be received by the Developer at his own responsibility and deposited in his Bank Account.
16. This power will be used for Development purpose.

**"A" SCHEDULE ABOVE REFERRED TO**

ALLTHAT piece and parcel of Bastu land as per physical measurement **16 (Sixteen) Cottahas 8 (Eight) Chittacks & 40 (Forty) Sq.ft** more or less ( as per Deed 33 Satak , as per BL & R.O record 32 satak, ) along with Tile shed( Floor - cemented) measuring an area 500 sq.ft more or lying situated at **Mouza- Mondalgathi**, comprised in Sabek Dag No. 322, Hal Dag No. 345, Khatian No.Kri-503, **L.R Dag 345, L.R. Khatian No. 10485** ( area of land 0.0800 satak) , **10486** ( area of land 0.0800 satak) , **10487** ( area of land 0.0800 satak),**10488** ( area of land 0.0800 satak) Marked as Plot No. 1 & 2, J.L. No. 6, , R.S. No. 131,Touzi No. 191, P.S. Ragarhat Now Baguiati,, **Municipal Holding No. RGM-215, Mandalganthi, 12, East Mall Road, Kolkata - 700080** within the limits of Rajarhat Gopalpur Municipality Now within the limits of Bidhan Nagar Municipal Corporation under Ward No. 8 in the District North 24 Parganas under Addl. District Sub Registration office Bidhannagar Saltlake City The property is butted and bounded as follows:

ON THE NORTH BY	- Others property
ON THE SOUTH BY	- Others property
ON THE EAST BY	- 16'0" wide Road
ON THE WEST BY	- Others property

IN WITNESS WHEREOF the Executant and the Attorney set and subscribe their respective hand and seal on this DEVELOPMENT POWER OF ATTORNEY this the .....<sup>16<sup>th</sup></sup> day of February....., Two Thousand Twenty Three.

SIGNED, SEALED AND DELIVERED  
BY THE EXECUTANTS AND THE  
ATTORNEY AT DUM DUM  
in the presence of :

1. Gowanga Sa  
19/43, K.B. Sarani  
KOL - 80

2. Rohini Paul  
2A. K.B. Sarani  
KOL - 700080

Malay Khan  
Aloke Khan  
Shyamal Khan

Sikha Paul

EXECUTANT

**GANAPATI DEVELOPER**

Aloke Khan Malay Khan  
**Partner**

Signature of the Constituted Attorney

**Computerized By :**  
R.D. Enterprise  
19/34/1, K. B. Sarani,  
Kolkata - 700080  
Contact no. 9831004277

Biswajit Kar  
Deed prepared by  
Mr. Biswajit Kar  
Advocate

**BISWAJIT KAR**  
Advocate  
High Court Bar Association  
Room No. 5  
En. No. - 549/91

CANAPATI DEVELOPER

Partner


























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Registrar WS 7(2)  
District Sub Registrar-II  
Baran, Rajasthan

16 FEB 2023

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)					
					














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Registrar L/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Berhampore

11-6 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
511	 <i>sikhwal prasad</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)					
		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					



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Registrar LIS 7(2)  
District Sub Registrar-II  
North 21 Pergamos, Bambolet

16 FEB 2023



**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

DWC1700285



Elector's Name নির্বাচকের নাম	Rajan Pal রজন পাল
Father's Name পিতার নাম	Suresh সুরেশ
Sex লিঙ্গ	M পু
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	39 ৩৯

*Rajan Pal*

**Address**

24 Malroad (K. B. Saren) (Part) 1  
Dum Dum North 24 - Parganas 700000

**ঠিকানা**

২৪ মালরোড (কে বি সারেন) (খণ্ডিক) ১ বঙ্গবন্দ উত্তর  
২৪ পর্গনা ৭০০০০০

Facsimile Signature  
Elector's Registration Officer  
নির্বাচক নিবন্ধন অফিসারি

For 130-Dum Dum

Assembly Constituency

১৩০-বঙ্গবন্দ

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পর্গনা

Date 23.04.2000

তারিখ ২৪.০৪.২০০০

## Major Information of the Deed

No / Year	I-1502-01156/2023	Date of Registration	16/02/2023
Registry Date	1502-8000422958/2023	Office where deed is registered	
Applicant Name, Address & Other Details	16/02/2023 12:53:43 PM D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas		
Transaction	RATAN PAUL 24 KB SARANI, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831928335, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
SatForth Value	Market Value		
Rs. 5/-	Rs. 4,55,16,832/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150201142/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



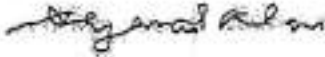






District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: East Mall Road(Mondalganthi), Mouza: MandalGanti, Premises No: 12, , Ward No: 08 Pin Code : 700080

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SatForth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-345	LR-10485	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft., , Project Name :
L2	LR-345	LR-10486	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft., , Project Name :
L3	LR-345	LR-10487	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft., , Project Name :
L4	LR-345	LR-10488	Bastu	Bastu	8 Dec	1/-	1,13,45,458/-	Width of Approach Road: 16 Ft., , Project Name :
<b>TOTAL :</b>					32Dec	4 /-	453,81,832 /-	
<b>Grand Total :</b>					32Dec	4 /-	453,81,832 /-	

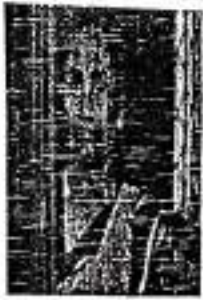

### Structure Details :

Sch No	Structure Details	Area of Structure	SatForth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1, L2, L3, L4	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	1 /-	1,35,000 /-	

## Principal Details :

Sl. No.	Name/Address/Photo/Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Shri Shyamal Khan</b> Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>   
	<p>16/02/2023 LTI 16/02/2023</p>
	<p>42/ A, K B Sarani, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx3p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>
2	Name Photo Finger Print Signature
2	<p><b>Shri Alope Khan (Presentant)</b> Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>   
	<p>16/02/2023 LTI 16/02/2023</p>
	<p>N B - 33 , Arjunpur North, City:- , P.O:- Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxxx6q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>
3	Name Photo Finger Print Signature
3	<p><b>Shri Moloy Khan</b> Son of Late Sashadhar Khan Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office</p>   
	<p>16/02/2023 LTI 16/02/2023</p>

3, Arjunpur North, City:-, P.O:- Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023  
 Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office



Name	Photo	Finger Print	Signature
Smt SIKHA PAUL, (Alias: Smt SUBHRA PAUL) Daughter of Late SASHADHAR KHAN Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office			Sikha Paul
16/02/2023	LTI 16/02/2023	16/02/2023	




PALASHI , MAJHI PARA , BIZPUR, NOAKHALI COLONY, City:-, P.O:- PALASHI, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023  
 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office

**Attorney Details :**




Sl No	Name	Address	Photo	Finger print and Signature
1	GANAPATI DEVELOPER	N B - 33 , ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: APxxxxxx6Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative		

**Representative Details :**

Sl No	Name	Address	Photo	Finger print and Signature
1	Shri ALOKE KHAN Son of Late SASHADHAR KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office			
			Feb 16 2023 2:13PM	LTI 16/02/2023
				16/02/2023
		N B - 33 , ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx6Q,Aadhaar No Not Provided Status : Representative, Representative of : GANAPATI DEVELOPER (as partner)		

Name	Photo	Finger Print	Signature
<b>MOLOY KHAN</b> of Late SASHADHAR AN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office			
	Feb 16 2023 2:16PM	LTI 16/02/2023	16/02/2023
N B - 33 , ARJUNPUR NORTH, City:- , P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4P,Aadhaar No Not Provided Status : Representative, Representative of : GANAPATI DEVELOPER (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Ratan Paul</b> Son of Suresh Paul 24 Kb Sarani, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700080			
	16/02/2023	16/02/2023	16/02/2023
Identifier Of Shri Shyamal Khan, Shri Alope Khan, Shri Mloy Khan, Smt SIKHA PAUL, Shri ALOKE KHAN, Shri MOLOY KHAN			

property for L1

From	To. with area (Name-Area)
Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-2 Dec
2	Shri Alope Khan	GANAPATI DEVELOPER-2 Dec
3	Shri Moloy Khan	GANAPATI DEVELOPER-2 Dec
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Shyamal Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
2	Shri Alope Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
3	Shri Moloy Khan	GANAPATI DEVELOPER-125.00000000 Sq Ft
4	Smt SIKHA PAUL	GANAPATI DEVELOPER-125.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: East Mall Road(Mondalganhi), Mouza: MandalGanti, Premises No: 12, , Ward No: 08 Pin Code : 700080

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 345, LR Khatian No:- 10485	Owner:শুভা ওরফে শিখা পাল, Gurdian:মৃত শশধর খাঁ, Address:নিজ, Classification:শাপি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 345, LR Khatian No:- 10486	Owner:শ্যামল খাঁ, Gurdian:মৃত শশধর খাঁ, Address:নিজ, Classification:শাপি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Plot No:- 345, LR Khatian  
No:- 10487

Owner: অলোক খাঁ, Gurdian: মৃত বশধর  
খাঁ, Address: নিজ ,  
Classification: শালি, Area: 0.08000000  
Acre,

Owner Name not selected by  
applicant.

LR Plot No:- 345, LR Khatian  
No:- 10488

Owner: মলয় খাঁ, Gurdian: মৃত বশধর  
খাঁ, Address: নিজ ,  
Classification: শালি, Area: 0.08000000  
Acre,

Owner Name not selected by  
applicant.

2023

**Statement 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 : of Indian Stamp Act 1899.

**Statement of Presentation (Under Section 52 & Rule 22A(3) 46(f) W.B. Registration Rules, 1962)**

Presented for registration at 13:20 hrs on 16-02-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Aloke Khan, one of the Executants.

**Certificate of Market Value (WB RUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,55,16,832/-

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

Execution is admitted on 16/02/2023 by 1. Shri Shyama Khan, Son of Late Sashadhar Khan, 42/ A, K B Sarani, P.C Mall Road, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business, 2. Shri Aloke Khan, Son of Late Sashadhar Khan, N B - 33, Arjunpur North, P.O: Arjunpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. Shri Moley Khan, Son of Late Sashadhar Khan, N B - 33, Arjunpur North, P.O: Arjunpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4. Smt SIKHA PAUL, AI Smt SUBHRA PAUL, Daughter of Late SASHADHAR KHAN, PALASHI, MAJHI PARA, BIZPUR, NOAKHALI COLONY, P.O: PALASHI, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hind by Profession House wife

Indetified by Ratan Paul, , Son of Suresh Paul, 24 Kb Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Pargal WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

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

Execution is admitted on 16-02-2023 by Shri ALOKE KHAN, partner, GANAPATI DEVELOPER, N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700059

Indetified by Ratan Paul, , Son of Suresh Paul, 24 Kb Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parga WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 16-02-2023 by Shri MOLOY KHAN, partner, GANAPATI DEVELOPER, N B - 33, ARJUNPUR NORTH, City:-, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN 700059

Indetified by Ratan Paul, , Son of Suresh Paul, 24 Kb Sarani, P.O: Mall Road, Thana: Dum Dum, , North 24-Parga WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,N = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 1659, Amount: Rs.100.00/-, Date of Purchase: 06/02/2023, Vendor name: Ta Kumar Saha

Rita Lepcha  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24  
PARGANAS  
North 24-Parganas, West Bengal