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I. 22/3/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 565596

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Sonarpur South 24 Parganas

24/04/19



--- : DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT
AGREEMENT : --

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SRI MONOJ
MOHON GHOSAL, (2) SRI MOLOY KANTI GHOSAL, (3) SRI

MANAS RANJAN GHOSAL, (4) SRI MALIN KANTI GHOSAL, (5) SRI AMAL KANTI GHOSAL, (6) SRI SHYAMAL GHOSAL, No. 2 to 6 Sons of Late Mohit Mohan Ghosal, Residing at - Vill & P.O. - Kotalia, P.S. - Sonarpur, Kolkata - 700146, (7) SMT. MONIKA BANERJEE, Wife of Late Nikhil Banerjee, Residing at - Vill & P.O. - Sarengabad, P.S. - Budge Budge, Kolkata - 700137, all by faith - Hindu, by occupation - Housewife, Business & Service, hereinafter called and Known as the "OWNERS", Send the following greetings :-

That we are the absolute owners of Bastu land measuring 13 Decimals or 7 Cottahs 12 Chittaks 24 Sq. Ft. be the little more or less situated and lying at R.S. Dag No. 242, L.R. Dag No. 307, under Khatian No. 663, L.R. Khatian No. 1624, at Mouza - Kotalia, J.L. No. 35, within the limits of Rajpur - Sonarpur Municipality, Ward No. 20, Holding No. 01, P.S. - Sonarpur, A.D.S.R.O. - Sonarpur, District - South 24 Parganas, morefully and particularly described in the schedule hereunder written.

AND WHEREAS by a Developement Agreement dated 24-04-2019 Ded NO 2200/19 We the said appointers herein have entrusted the Development in respect of the said property under construction of building therewith SHYAMALI CONSTRUCTION, a Partnership Firm, having its Office at 103 Chakraborty Para Road, P.O. - Kotalia, P.S. - Sonarpur, Kolkata - 700146, being represented by its Partners namely (1) SMT. SHYAMALI MONDAL, Wife of Bapi

Moni, Mohan Ghosal.

Mondal, (2) **SRI BAPI MONDAL**, Son of Late Sanyashi Charan Mondal, by faith - Hindu, by occupation - Business, Residing at - Chakraborty Para Road, Kodalia, P.O. - Kodali, P.S. - Sonarpur, Kolkata - 700146, for the consideration and other terms and conditions therein contained.

NOW KNOW WE ALL MEN BY THESES PRESENTS that we the appointers above named doth hereby make, nominate, constituted, retain and appoint the said **SHYAMALI CONSTRUCTION**, a Partnership Firm, having its Office at 103 Chakraborty Para Road, P.O. - Kodalia, P.S. - Sonarpur, Kolkata - 700146, being represented by its Partners namely (1) **SMT. SHYAMALI MONDAL**, Wife of Bapi Mondal, (2) **SRI BAPI MONDAL**, Son of Late Sanyashi Charan Mondal, by faith - Hindu, by occupation - Business, Residing at - Chakraborty Para Road, Kodalia, P.O. - Kodali, P.S. - Sonarpur, Kolkata - 700146, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

- 1) To enter upon and possess of our said Bastu land measuring 13 Decimals or 7 Cottahs 12 Chittaks 24 Sq. Ft. be the little more or less situated and lying at R.S. Dag No. 242, L.R. Dag No. 307 under Khatian No. 663, L.R. Khatian No. 1624, at Mouza - Kodalia, J.L. No. 35, within the limits of Rajpur - Sonarpur Municipality, Ward No. 20, Holding No. 01, P.S. - Sonarpur, A.D.S.R.O. - Sonarpur, District

- South 24 Parganas, , morefully described in Schedule hereunder written (hereinafter referred as the 'Said Premises') and for the said purpose to do all acts, deeds, matters and things as the said Attorney shall think proper.
2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.
 - 3) To apper and represent the Appointers before the Rajpur - Sonarpur Municipality, authorities Police authorities, Fire Brigade Authorities, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.
 - 4) To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof at his own cost.
 - 5) To apply for and obtain all necessary sanctions, permissions, No objection and clearances from the appropriate Government Authorities

and/or departments including necessary sanction of plan from the Rajpur - Sonarpur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts, deeds, matter and things as the said Attorney shall think proper.

- 6) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Rajpur - Sonarpur Municipality authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and /or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds, matters and things as the said Attorney shall think proper.
- 7) To apply for and obtain water, sewerage, telephone, telax, electricity, gas and other public utility services in or upon the said premises and/

or the new building and other structures that may hereafter be created and the same in such more or names is the said Attorney or he shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts, deeds, matters and things as the said Attorney shall think proper.

- 8) To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and /or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A (1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said purpose to sign execute and deliver all papers application and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 9) To undertake and carry out the development of the said premises and/or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the excisting structures comprised therein as per the plan as may be sanctioned by the Rajpur - Sonarpur Municipality and for the said

purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

- 10) To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and/or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur - Sonarpur Municipality, and for the said purposes to do all acts, deeds, matters and things as the said Attorney shall think proper.
- 11) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised new building and for the said purpose to do all deeds, matters and things as the said Attorney shall think proper.
- 12) To sign, execute affirm and verify all complaints, written statements, affidavit, application, writ petition and other papers and documents as may from time to time be necessary or requires for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

- 13) To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same or such terms and condition and for such consideration as the said Attorney shall think proper.
- 14) To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.
- 15) To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney shall think proper.
- 16) To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

- 17) From time to time to apply for and have the sanctioned plan modified, renewed, varies and/or rectified by the Rajpur - Sonarpur Municipality and for the said prupose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
- 18) Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats, shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.
- 19) To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds, matters and things as the said Attorney shall think proper.
- 20) To sign and execute Agreement for Sale, Deed of Conveyance, documents and paper for sale on ownership basis or otherwise transfer or disposal or the several flats, showrooms, shop rooms, garage and other saleable spaces of the developer's allocated portion of the

proposed buildings and for the said purpose to do all acts, deeds, matters and things for only Developer's allocation, morefully described in the Second Schedule hereunder written.

- 21) Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts, deeds, matters and things as may be necessary or required for the completion of registration therefor only Developer's Allocation.
- 22) To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds, matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND We the said **APPOINTERS** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

--: THE FIRST SCHEDULE ABOVE REFERRED TO :--

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of 13 Decimals or 7 Cottahs 12 Chittaks 24 Sq. Ft. be the little more or less situated and lying at R.S. Dag No. 242, L.R. Dag No. 307, under Khatian No. 663, L.R. Khatian No. 1624, at Mouza - Kodalia, J.L. No. 35, within the limits of Rajpur - Sonarpur Municipality, Ward No. 20, Holding No. 01, P.S. - Sonarpur, A.D.S.R.O. - Sonarpur, District - South 24 Parganas, the said land in butted and bounded by :-

ON THE NORTH	:	J. N. Bose Road.
ON THE SOUTH	:	Land of Dilip Pramanik.
ON THE EAST	:	Plot of L. K. Ghosal.
ON THE WEST	:	N. S. Road.

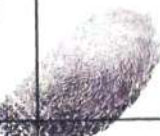
--: THE SECOND SCHEDULE ABOVE REFERRED TO :--

(Developers Allocation)

Rest Saleable portion excluding Owner's Allocation shall be Developer's Allocation together with undivided share and interest in respect of the **FIRST SCHEDULE** hereinbefore mentioned.

REPRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Monaj Mohan Ghosal SIGNATURE Monaj Mohan Ghosal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Moloy Kanti Ghosal SIGNATURE Moloy Kanti Ghosal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Manas Ranjan Ghosal SIGNATURE Manas Ranjan Ghosal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Molin Kanti Ghosal SIGNATURE Molin Kanti Ghosal

RESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME Amol Kant Ghosal SIGNATURE Amol Kant Ghosal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME Shyamal Ghosal SIGNATURE Shyamal Ghosal

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME Monika Banerjee SIGNATURE Monika Banerjee

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFTHAND					
	RIGHTHAND					

NAME _____ SIGNATURE _____

REPRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE *Shyamali Mondal*

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE *SAPI Mondal*

CLAIMANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ADIPG0970C		
	नाम /NAME	MOLAY KANTI GHOSAL
	पिता का नाम /FATHER'S NAME	MOHIT MOHON GHOSAL
	जन्म तिथि /DATE OF BIRTH	14-12-1956
	हस्ताक्षर /SIGNATURE	
		आयकर आयुक्त, प.ब.-II COMMISSIONER OF INCOME-TAX, W.B. - II

Molay Kanti Ghosal

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHEPG3599H



नाम / Name
MANAS RANJAN GHOSAL

पिता का नाम / Father's Name
MOHIT MOHAN GHOSAL

जन्म की तारीख / Date of Birth
14/01/1956

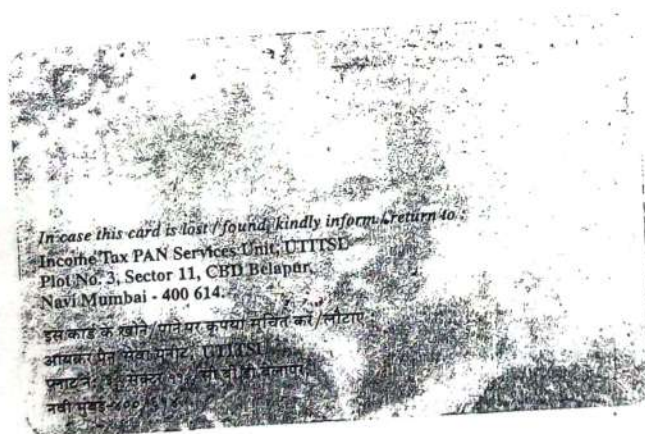


हस्ताक्षर / Signature

Manas Ranjan Ghosal



Malin Kanti Ghosal



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

आयकर सेवा कार्ड
 Parliament Account Number Card
 COMPG7181J

नाम / Name
 AMAL KANTI GHOSAL

पिता का नाम / Father's Name
 MOHIT MOHAN GHOSAL

जन्म तिथि / Date of Birth
 04/09/1960

हस्ताक्षर / Signature



Amal Kanti Ghosal.

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTIISI
 Plot No. 3, Sector 11, CBD Belapur
 Navi Mumbai - 400 614

इस कार्ड के खोने/पैने पर कृपया सूचित करें/ लौटाएं
 आयकर पैन सेवा यूनिट, UTIISI
 प्लॉट नं. 3, सेक्टर 11, सीडी बीएलपुर
 नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMAL GHOSAL
MOHIT MOHAN GHOSAL

04/02/1963
Permanent Account Number
AIPPG2347D

Signature



Shyamal Ghosal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONIKA BANERJEE
MOHIT GHOSAL

19/09/1954
Permanent Account Number

BIYPB6895D

Signature



Monika Banerjee

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTITSE
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

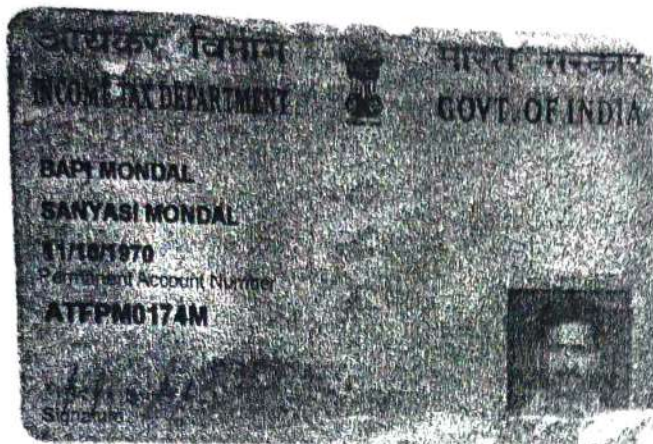
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, एटीआईएसई
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614



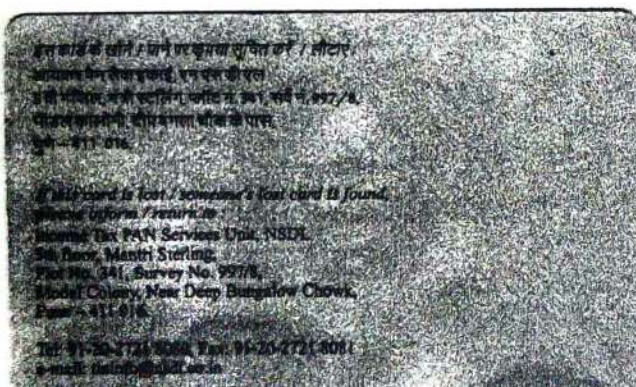


Shyamali Mondal





Bapi Mondal




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 ZCX2008639



নির্বাচকের নাম : সঞ্জয় নায়েক
 Elector's Name : Sanjay Nayek
 পিতার নাম : নীলকন্ঠ নায়েক
 Father's Name : Nilkantha Nayek
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 16/04/1993
 Date of Birth : 16/04/1993

ZGX2008639

ঠিকানা:
 কুমোরপাড়া ২নং লেন, কোদালিয়া, রাজপুর
 সোনারপুর, সোনারপুর, দক্ষিণ ২৪ পরগণা-700146

Address:
 KUMORPARA 2NO.
 LANE, KODALIA, RAJPUR
 SONARPUR, SONARPUR, SOUTH 24
 PARGANAS-700146

Date: 22/12/2016

147-সোনারপুর দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 147-Sonarpur Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোটার সিত্রে নাম তোলা ও একই
 নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নিম্নলিখিত ফর্মে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

133/1074

Sanjay Nayek

Major Information of the Deed

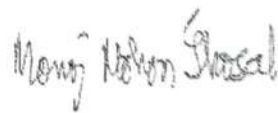
Deed No :	I-1608-02213/2019	Date of Registration	24/04/2019
Query No / Year	1608-1000102491/2019	Office where deed is registered	
Query Date	24/04/2019 2:40:40 PM	A.D.S.R. SONARPUR, District. South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 93,40,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160802200/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

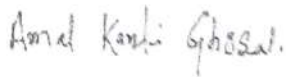
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Kotalia Pin Code : 700146

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-307	LR-1624	Bastu	Bastu	7 Katha 12 Chatak 24 Sq Ft	5,00,000/-	93,40,004/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :					12.8425Dec	5,00,000 /-	93,40,004 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Monoj Mohon Ghosal (Presentant) Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
		24/04/2019	LTI 24/04/2019	24/04/2019
Kotalia, P.O:- Kotalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADAPG5095Q, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office				

Major Information of the Deed :- I-1608-02213/2019-24/04/2019

Name	Photo	Finger Print	Signature
Mr Molay Kanti Ghosal Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
Kodalia, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADIPG0970C, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
Mr Manas Ranjan Ghosal Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
Kodalia, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHEPG3599H, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
Mr Malin Kanti Ghosal Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
Kodalia, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJGPG4226R, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
Mr Amal Kanti Ghosal Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019

Major Information of the Deed :- I-1608-02213/2019-24/04/2019

Kodalia, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COMPG7181J, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office

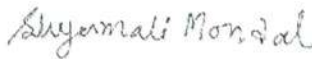
6	Name	Photo	Finger Print	Signature
	Mr Shyamal Ghosal Son of Late Mohit Mohan Ghosal Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
	Kodalia, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIPPG2347D, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	Mrs Monika Banerjee Wife of Late Nikhil Banerjee Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office	 24/04/2019	 LTI 24/04/2019	 24/04/2019
	Sarengabad, P.O:- Sarengabad, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BIYPB6895D, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHYAMALI CONSTRUCTION 103 Chakraborty Para Road, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146 , PAN No.:: ADJFS8041H, Status :Organization, Executed by: Representative

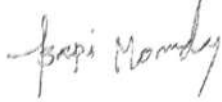
Representative Details :

Representative Details :

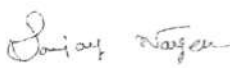
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Shyamali Mondal Wife of Mr Bapi Mondal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office	 Apr 24 2019 3:39PM	 LTI 24/04/2019	 24/04/2019

Major Information of the Deed :- I-1608-02213/2019-24/04/2019

Chakraborty Para Road, P.O:- Kotalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: CQPPM1216D Status : Representative, Representative of : SHYAMALI CONSTRUCTION (as partners)

2	Name	Photo	Finger Print	Signature
	Mr Bapi Mondal Son of Late Sanyashi Charan Mondal Date of Execution - 24/04/2019, , Admitted by: Self, Date of Admission: 24/04/2019, Place of Admission of Execution: Office			
		Apr 24 2019 3:35PM	LTI 24/04/2019	24/04/2019
Chakraborty Para Road, P.O:- Kotalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATFPM0174M Status : Representative, Representative of : SHYAMALI CONSTRUCTION (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Nayek Son of Mr Nilkanta Nayek Kotalia, P.O:- Kotalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146			
	24/04/2019	24/04/2019	24/04/2019
Identifier Of Mr Monoj Mohon Ghosal, Mr Molay Kanti Ghosal, Mr Manas Ranjan Ghosal, Mr Malin Kanti Ghosal, Mr Amal Kanti Ghosal, Mr Shyamal Ghosal, Smt Shyamali Mondal, Mr Bapi Mondal, Mrs Monika Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Mohon Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec
2	Mr Molay Kanti Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec
3	Mr Manas Ranjan Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec
4	Mr Malin Kanti Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec
5	Mr Amal Kanti Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec
6	Mr Shyamal Ghosal	SHYAMALI CONSTRUCTION-2.14042 Dec

Major Information of the Deed :- I-1608-02213/2019-24/04/2019

Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Kodalia Pin Code : 700146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 307, LR Khatian No:- 1624	Owner:মহিমোহন ঘোষাল, Gurdian:যতীশ চন্দ ঘোষা, Address:নিজ , Classification:বাস্ত, Area:0.13000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160802213 / 2019

On 24-04-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:52 hrs on 24-04-2019, at the Office of the A.D.S.R. SONARPUR by Mr Monoj Mohon Ghosal, 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 93,40,004/-

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

Execution is admitted on 24/04/2019 by 1. Mr Monoj Mohon Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 2. Mr Molay Kanti Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 3. Mr Manas Ranjan Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 4. Mr Malin Kanti Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Service, 5. Mr Amal Kanti Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 6. Mr Shyamal Ghosal, Son of Late Mohit Mohan Ghosal, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 7. Mrs Monika Banerjee, Wife of Late Nikhil Banerjee, Sarengabad, P.O: Sarengabad, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession House wife

Indetified by Mr Sanjay Nayek, , Son of Mr Nilkanta Nayek, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

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

Execution is admitted on 24-04-2019 by Smt Shyamali Mondal, partners, SHYAMALI CONSTRUCTION, 103 Chakraborty Para Road, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146

Indetified by Mr Sanjay Nayek, , Son of Mr Nilkanta Nayek, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Execution is admitted on 24-04-2019 by Mr Bapi Mondal, partners, SHYAMALI CONSTRUCTION, 103 Chakraborty Para Road, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146

Indetified by Mr Sanjay Nayek, , Son of Mr Nilkanta Nayek, Kodalia, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed : I-1608-02213/2019-24/04/2019

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2078, Amount: Rs.100/-, Date of Purchase: 24/04/2019, Vendor name:
Sabyasachi Deb



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

Major Information of the Deed :- I-1608-02213/2019-24/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2019, Page from 53185 to 53218

being No 160802213 for the year 2019.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA

Date: 2019.04.26 17:21:37 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 26-04-2019 17:21:10

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

IN WITNESS WHEREOF I, the parties above named and attorney have hereunto set my respective hands and seals this 24th day of April, in the year of Two Thousand and Nineteen.

WITNESSES:-

1. *Pradyumn*
Kodalia Chakraborty para
kol-146

2. *Suraj Kumar*
Kodalia P.O. - Sonarpur.
kol-146

- 1) Monoj Mohan Ghosal.
- 2) Monoj Kanti Ghosal.
- 3) Monas Ranjan Ghosal
- 4) Malia Kanti Ghosal.
- 5) Anil Kanti Ghosal.
- 6) Shyamal Prasad
- 7) Monika Banerjee

SIGNATURE OF THE EXECUTANTS

Shyamali Mondal

Suraj Kumar

SIGNATURE OF THE ATTORNEY

Drafted By Me:-

Shyamal K. Sonarpur
Alipore Sub Court
KOL-27
UPA 16911986

Typed By Me:-

Subha Deep Mukherjee
Sonarpur Sub Registry Office.

