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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 258183

28.04.2023  
Q-8/1075/62/23

Certified that the document is admitted  
registration. The signature sheets and  
the endroesment sheets attached with the  
document are the same as of this document

  
District Sub-Register-II  
Alipore, South 24-pargana

28 APR 2023

**DEVELOPMENT POWER OF ATTORNEY**

1. Nature of the Document : Development Power of Attorney after registration of Development Agreement.
2. Date : Dated this 28<sup>th</sup> day of April, Two Thousand and Twenty Three (2023).
3. Place : Kolkata.

Contd... P/2

#### 4. Parties :

- 4.1 **Principals/Grantors** : (1) **SRI DULAL KUMAR MITRA** (having PAN: AEBPM8361H, Aadhaar No. 7054 2997 8846), son of Late Santosh Kumar Mitra, by Occupation- Business and (2) **SMT. DURBA MITRA GUHA** (having PAN: AOJPM0638R, Aadhaar No. 9942 3959 9072), daughter of Sri Dulal Mitra alias Dulal Kumar Mitra, and wife of Sri Aniruddha Guha, by Occupation- Housewife, both by caste- Hindu, by Nationality, Indian, both residing at 9/8, Uday Sankar Sarani, MIG-2, Phase-2, Post Office & Police Station- Jadavpur, presently P.S. & P.O.- Golf Green, Kolkata- 700 095, formerly residing at 32, Ijjatulla Lane, Kolkata- 700 033, District- South 24 Parganas, in the State of West Bengal, India.

(**Grantors/Principals** includes their heirs, executors, administrators, legal representatives and assigns).

- 4.2 **Attorney**: **SRI DIPANKAR GHOSH** (PAN: AHVPG9953A, Aadhaar No. 6877 2231 0451), son of Late Samir Kumar Ghosh, by religion- Hinduism, by occupation- Business, by nationality- Indian, residing at 120, Satyen Roy Road, Behala, Police Station- Behala, Post Office- Behala, Kolkata-700 034, District- South 24 Parganas, in the State of West Bengal, India, being the sole Proprietor of "**M/S. GHOSH ENTERPRISES**", a Sole Proprietorship Concern having its office at 120, Satyen Roy Road, Behala, Post Office & Police Station- Behala, Kolkata-700 034, District- South 24 Parganas West Bengal, India.

(**Attorney**, includes his heirs, executors, administrators, legal representatives, successors and assigns).

The Grantors/Principals and Attorney are hereinafter individually referred to as such or **Party** and Collectively as **Parties**.



**NOW THIS POWER OF ATTORNEY WITNESSES as follows :-**

**5. Background :**

**5.1 OWNERSHIP OF SRI DULAL MITRA alias DULAL KUMAR MITRA AND SMT. DURBA MITRA GUHA :**

The Grantors/Principals are the joint owners and peacefully seized and possessed of and/or otherwise well and sufficiently entitled to (1) **ALL THAT** piece and parcel of bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less (out of 4 ½ th Cottahs) together with brick walled R.T. Shed structure admeasuring 200 Sq. Ft. standing thereon situate, lying at and being K.M.C. **Premises No. 204, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in **Mouza- Behala**, J. L. No. 102 (formerly J. L. No. 2), R.S. No. 83, Touzi No. 346, R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian No. 10416 (formerly L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455) Kolkata- 700 034 now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee No. 411201202030**, District- South 24 Parganas **AND (2) ALL THAT** piece and parcel of Bastu land measuring about 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together R.T. Shed structure admeasuring 200 Sq. Ft. res standing thereon lying situate at and being Kolkata Municipal Corporation **Premises No. 204A, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in Mouza- Behala, J. L. No. 102 (formerly J. L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557 corresponding to L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263, L.R. Khatian o. 10323 [previous L.R. (Hal) Khatian Nos. 98, 116, 138, 183, 313 and 455]] now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee No. 411201212502**, District- South 24 Parganas more fully and particularly mentioned and described in the **FIRST AND SECOND SCHEDULE hereunder written** and hereinafter collectively referred

to as the "**said Premises**". The said Premises and the title thereto devolved on the Principals/Grantors in the manner mentioned in the **PART I AND PART-II** of the **THIRD SCHEDULE** written hereunder.

- 5.2 **Mutation** : The Property more fully described in the **FIRST SCHEDULE** hereunder written has been mutated and recorded in the name of the Manju Mitra in the records of the Kolkata Municipal Corporation bearing Assessee No. 411201202030 and also in the records of the B. L. & L.R.O. – Behala, South 24 Parganas bearing L.R. (Hal) Khatian No. 10416 and the said property more fully described in the **SECOND SCHEDULE** hereunder written has been mutated and recorded in the name of the Sri Dulal Mitra alias Dulal Kumar Mitra in the records of the Kolkata Municipal Corporation bearing Assessee No. 411201212502 and also in the records of the B. L. & L.R.O. – Behala, South 24 Parganas bearing L.R. (Hal) Khatian No. 10323.
- 5.3 **Development Agreement** : The Parties have entered into a Development Agreement dated 28<sup>th</sup> day of April, Two Thousand and Twenty Three (2023), registered in the Office of the Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, being Deed No. 05583 for the year 2023 ("the Said Development Agreement") with regard to collaboration for development and commercial exploitation of (1) **ALL THAT** piece and parcel of bastu land admeasuring about 2040 Sq. Ft. (More or less) be the same a little more or less together with brick walled R.T. Shed structure thereon admeasuring 200 Sq. Ft.(more or less) being **Premises No. 204, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in **Mouza- Behala**, J. L. No. 102 (formerly J. L. No. 2), R.S. No. 83, Touzi No. 346, R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian No. 10416 (formerly L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455) Kolkata- 700 034 now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee**



**No. 411201202030**, District- South 24 Parganas more fully mentioned and described in the **FIRST SCHEDULE** hereunder written **AND (2) ALL THAT** piece and parcel of Bastu land measuring about 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with R.T. shed structures admeasuring 200 Sq. Ft. (more or less) standing thereon lying situate at and being Kolkata Municipal Corporation **Premises No. 204A, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in Mouza- Behala, J. L. No. 102 (formerly J. L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557 corresponding to L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263, L.R. Khatian o. 10323 [previous L.R. (Hal) Khatian Nos. 98, 116, 138, 183, 313 and 455)] now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee No. 411201212502**, District- South 24 Parganas more fully and particularly mentioned and described in the **SECOND SCHEDULE** and hereinafter referred to as the "**said Premises**".

- 5.5 **Reason for Granting of Powers :** It has been agreed between the Parties under the Said Development Agreement that the Said Premises shall be developed by constructing residential building with common amenities and facilities (collectively said Building/Complex) and commercially exploiting the said Building/Complex (collectively Said Project). Under Clause 11 of the said Development Agreement, it has been further agreed that the Grantors/Principal shall grant a Power of Attorney to the Attorney for the purpose of (1) getting the building plan of the said Building/Complex revised/ revalidated/ modified/ altered by The Kolkata Municipal Corporation and other authorities concerned in this regard (collectively Planning Authorities) in terms of the Said Development Agreement; (2) construction of the said Building/Complex in terms of the Said Development Agreement and (3) booking and entering into agreements for transfer of the Flats/Units comprised in **M/S. GHOSH ENTERPRISES'S** Allocation

(Developer's Allocation) defined in Clause 12.2 and in the Fourth Schedule of the said Development Agreement (Attorney's Allocation) and subject to the Grantor receiving possession of "Dulal Kumar Mitra and Durba Mitra Guha's Allocation" defined in Clause 12.1 and in the Third Schedule of the said Development Agreement (Grantors' Allocation) as mentioned in the Said Development Agreement, executing and registering Deeds of Conveyances/ Transfer of Flats/Units comprised in the Attorney's/Developer's Allocation) .

**6. Subject Matter of Power of Attorney:**

- 6.1 **Acts Under Said Development Agreement** : Powers and authorities for the purposes of (1) getting the building plan of the Said Building/Complex revised/revalidated/modified/alterd by the Planning Authorities in terms of the Said Development Agreement (2) construction of the said Building/Complex in terms of this Said Development Agreement and (3) booking and entering into agreements for transfer of the Flats/Units comprised in Attorney's/ Developer's Allocation and subject to the Grantor receiving possession of the Grantors' Allocation as mentioned in the Said Development Agreement, executing and registering Deeds of Transfer of the Flats/Units comprised in the Attorney's /Developer's)Allocation.

**7. Appointment :**

- 7.1 **Hereby Made** : The Principals/Grantors hereby nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors/Principal.

**8. Power and Authorities**

- 8.1 **Said Sanctions and Others Statutory Compliances** : To cause construction of the Said Building/Complex and overall development



of the Said Premises and in this regard to get the building plan of the Said Building/Complex revised/revalidated/modified/alterd from the Planning Authority by appointing a licensed Architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from Planning Authorities as be required and to do all other acts, deeds and things as be deemed fit and property by the Attorney.

- 8.2 **Dealing with Authorities :** To deal with all, Planning Authorities for getting the building plan of the Said Building/Complex revised/revalidated/ modified/alterd including drainage connection, water connection and other certificates and in this regard to appear before all or any authorities and also to prepare, sign, execute and submit plans, sketches, drawings, declaration, maps, papers, documents, statements, undertakings, declarations, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 8.3 **Connection of Utilities :** To pay for and obtain electricity, water, sewerage, drainage and other public utility services and/or other connections of any other utility or facility such as lift (if any), generator etc. in the Said Premises in such name or names as the Attorney shall think proper from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.

- 8.4 **Regulatory Clearances** : To apply for and obtain requisite statutory clearances, permissions and approvals under various Acts, including but not limited to clearances under the Urban Land (Ceiling & Regulations) Act, 1976 (if required) and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.5 **Property Tax**: To make payment of up-to date property tax in respect of the Said Premises by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof as be required and to do all other acts, deeds and things as be deemed fit and property by the Attorney.
- 8.6 **Mutation and Conversion**: To take all necessary steps and to sign and submit all papers, applications and documents to mutate (if required) the name of the Grantor in respect of the Said Premises in the records of the Concerned Authorities and to pay fees, costs and charges for that purpose as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.7 **Preparatory Work** : To cause survey, test soil, do excavation and other preparatory works for causing construction of the Said Building and overall development of the Said Premises as be required and to do all other acts, deeds and things as be deemed fit and proper by the said Attorney.
- 8.8 **Building Materials**: To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purposed of causing construction of the Said Building and overall development of the Said Premises as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.



- 8.9 Construction of the Said Building/Complex:** To take all steps for causing construction of the Said Building/Complex and overall development of the Said Premises and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Premises as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.10 Contracts for Construction :** In relating to causing construction of the Said Building/Complex and overall development of the Said Premises, to sign, execute and deliver all kind of contracts with any third party under the terms and conditions as be deemed fit and proper by the Attorney without creating any liability or obligation on the Grantors/Principals.
- 8.11 Insurance:** To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.12 Transfer of Flats/Units:** To negotiate for transfer of Flats/Units comprised in the Attorney's Allocation (Developer's Allocation) to third parties/transferees and to prepare and enter into agreements, conveyances, leases, sub-leases and other instruments in this regard (collectively Transfer of Documents).
- 8.13 Execution and Registration :** To sign, execute, deliver, modify, cancel, alter, draw, submit any Agreement for Sale, Deed of Conveyance, Lease Deed, Sub Lease and other papers and documents and present for registration and have registered before the concerned authorities the deed of transfer, documents, papers and documents and to present for registration, admit execution, have registered and obtain originals of the same and in this regard

to appear before the Notary Public, Sub-Registrar, District Registrars, Registrar of Assurances, Magistrates and all other officers and authorities.

- 8.14 **Acceptance of Papers** : To accept notices and service of papers from Kolkata Municipal Corporation, B.L. & L.R.O., District Magistrate, Directorate of Fire Service, Police Authorities, Pollution Control Board, Civil and Criminal Courts and/or other statutory authorities and/or other persons as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.15 **Appointment** : To retain and appoint architects, structural engineers, civil engineers, overseers, contractors, masons, mistries, electricians, plumbers, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein and as be deemed fit and proper by the Attorney.
- 8.16 **Granting Receipts**: To received and pay and/or deposit moneys including fees, rent, interest etc. from any person or persons, body or bodies, authority or authorities and receive refund and to grant valid receipts and discharge in respect thereof as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- 8.17 **Watch and Ward** : To employ and appoint chowkidars, durwans, watchmen, guards and other security personnel for the Said Premises as be required and to do all other acts, deeds and things as be deemed fit and proper by the Authority.
- 8.18 **Termination of Contracts** : To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any third party and to deal with the Flat/Unit of such third/ party/transferee comprised in the Attorney's Allocation as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.



8.19 **Payments:** To receive all payments with regard to transfer of Flats/Units comprised in the Attorney's/Developer's Allocation from the concerned third parties/transferees and acknowledge receipt of the payment.

8.20 **Legal Action :** To take any legal action or to defend any legal proceeding including but not limited to arbitration proceeding and to sign execute affirm and verify all complaints, written statements, affidavits, applications, writ petitions and other papers and documents as may be from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc. as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.

8.21 **Outgoings:** To pay all outgoings, including property taxes etc. in respect of the Said Premises and to collect receipts therefor as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.

## **9. Covenants and Ratification**

9.1 **Covenants :** The Attorney agrees and covenants with the Grantors/ Principals that (1) all costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney, (2) no financial or other liability shall be created on the Grantors by virtue of grant of this Power of Attorney or by the exercise of any power or authorities under this Power of Attorney and (3) the liabilities and obligations of the Grantor shall continue to remain the same as mentioned in the Said Development Agreement, irrespective of grant of this Power of Attorney and the Attorney shall act strictly in accordance with the express terms and conditions of the Said Development Agreement.

9.2 **Hereby Made:** Subject to the above, the Grantors hereby ratifies and confirms and agrees to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney. We the Grantors/Principals hereby agree and undertake to ratify and confirm all and whatsoever my/our said attorney under the authority of this Power of Attorney shall lawfully and bona fide shall, do, execute and perform which shall be deemed to have been done executed and performed by us personally in this respect.

10. **Schedule of the said Premises:**

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of measuage, tenement, hereditaments and Bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less out of 4.50 Cottahs together with brick walled R.T. Shed structure thereon admeasuring 200 Sq. Ft. (more or less) being **Premises No. 204, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in Mouza- Behala, J. L. No. 102 (formerly J. L. No. 2), R.S. No. 83, Touzi No. 346, R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian No. 10416 (formerly L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455) **Kolkata- 700 034** now within the ambit of the **Kolkata Municipal Corporation Ward No. 120, Assessee No. 411201202030, District-South 24 Parganas** and the said Premises is butted and bounded as follows :-

<b>ON THE NORTH BY</b>	:	By Premises No. 204A, Satyen Roy Road;
<b>ON THE SOUTH BY</b>	:	By Satyen Roy Road;
<b>ON THE EAST BY</b>	:	By House of Sonatan Das;
<b>ON THE WEST BY</b>	:	4' wide Private Passage.



**THE SECOND SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of Bastu land measuring about 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with brick walled R.T. Shed structures admeasuring 200 Sq. Ft. (more or less) standing thereon lying situate at and being Kolkata Municipal Corporation **Premises No. 204A, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian Nos. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the **Kolkata Municipal Corporation Ward No. 120, Assessee No. 411201212502, District- South 24 Parganas** and the said Premises is butted and bounded as follows :-

<b>ON THE NORTH BY</b>	:	Land & House of Mr. Sanatan Das;
<b>ON THE SOUTH BY</b>	:	Premises No.204, Satyen Roy Road;
<b>ON THE EAST BY</b>	:	Premises No. 204, Satyen Roy Road;
<b>ON THE WEST BY</b>	:	4' wide Private Passage & Premises No. 121, Satyen Roy Road.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

**P A R T - I**

**(Devolution of Title in respect of FIRST SCHEDULE property)**

- A) By a registered Deed of Sale one Smt. Shanta Mani Dasi wife of Late Dwarika Nath Naskar purchased of ALL THAT piece and parcel of land measuring about 3 (Three) Bighas 14 (Fourteen) Chittacks be the same a little more or less out of 7 (Seven) Bigha 8 (Eight) Cottahs (more or Less) lying and situate at Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag Nos. 7560, 7561, 7557 and 7559 under Khatian No. 263, Police Station- Behala, District- 24 Parganas.

- B) By a registered Deed of Sale written in Bengali Language dated 14.1.1920 the said Smt. Shanta Moni Dasi and her husband Dwarika Nath Naskar sold and transferred land measuring 13.50 Cottahs equivalent to 22 Satak (more or less) to and in favour of Mangala Moyee Dasi for the valuable consideration mentioned therein.
- C) The said Mangala Moyee Dasi got her name mutated and recorded in the Settlement records of the Block Land & Land Reforms office in respect of the above land measuring 13.50 Cottahs equivalent to 22 Sataks under Khatian No. 263 in respect of Dag No. 7557.
- D) The said Mangala Moyee Dasi was while in peaceful possession and enjoyment of the above land, by a registered Deed of Sale sold and transferred 6 (Six) Cottahs to Sri Sarada Prasad Bhattacharya and by another Deed of Sale sold land measuring 3 (Three) Cottahs to Sri Sanatan Das and retained land measuring 4.50 Cottahs for her residence.
- E) The said Smt. Mangala Moyee Dasi by a registered Deed of Sale dated 16.6.44 sold ALL THAT the land measuring  $4\frac{1}{2}$  Cottahs alongwith building and structure thereon to one Sri Manmatha Nath Manna.
- F) By a registered Deed of Sale dated 6.1.1945 the said Manmatha Nath Manna sold and transferred the said land measuring  $4\frac{1}{2}$  Cottahs along with building and structure standing thereon to and in favour Sri Dharendra Nath Mukhopadhyay, son of Late Abhay Charan Mukhopadhyay.
- G) By a registered Deed of Sale written in Bengali language dated 6<sup>th</sup> March, 1946 corresponding to 22<sup>nd</sup> Falgun 1352 B.S., registered in the Office of the Joint Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 9, Pages 121 to 125, Being No. 326 for the year 1946, the said Dharendra Nath Mukhopadhyay for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured



of **ALL THAT** piece and parcel of bastu land measuring about 4½ Cottahs be the same a little more or less out of 13.50 Cottahs (more or less) (equivalent to 22 decimals) alongwith with brick built and tin shed structure lying and situate at District-South 24 Parganas, Thana and Sub- Registry Office- Behala, Pargana- Balia, under South Subarban Municipality, Touzi No. 346, in Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag No. 7557 under Khatian No. 263 more fully and particularly mentioned and described in the Schedule therein to and in favour of Sri Annada Charan Datta son of Late Uma Charan Datta of 15/2B, Shankharipara Road, Calcutta free from all encumbrances.

- H) The said Annada Charan Dutta while in peaceful possession and enjoyment of the above land died intestate in the year 1953 leaving behind surviving his six sons namely Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta and none else as his heirs and legal representatives who jointly inherited the aforesaid property Left by Late Annada Charan Dutta each having undivided 1/6<sup>th</sup> share as per law of inheritance.
- I) By a registered Deed of Sale written in Bengali Language dated 17.11.1979, registered in the Office of the District Sub-Registrar, Alipore 24 Parganas and has been recorded in Book No. I, Volume No. 134, Pages 201 to 205, Being No. 6201 for the year 1979 the said Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta for the valuable consideration therein mentioned jointly sold and transferred land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs i.e. 3240 Sq. Ft. (more or less) more fully described in the Schedule therein to and in favour of Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33 the Ownersherein absolutely and forever and free from all encumbrances

and retained the remaining land measuring 2040 Sq. Ft. (more or less).

- J) The said Anadi Charan Dutta one of the joint Owners of the aforesaid property died intestate in the Year 1993 leaving behind him surviving his wife Hena Rani Dutta. Thereafter the said Hena Rani Dutta also died intestate issueless in the year 2002 and upon her demise her undivided  $1/6^{\text{th}}$  share of the above property devolved upon the heirs of her husband namely Atul Chandra Dutta and Arun Kumar Dutta.
- K) Adhir Kumar Dutta one of the joint owners of the aforesaid property died intestate in the year 1994 leaving behind his only son namely, Sri Amiya Kumar Dutta who inherited undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property. Be it mentioned herein that wife of Anil Baran Dutta died intestate leaving behind her surviving her son Sri Amiya Kumar Dutta and none else as her heir and legal representatives.
- L) Anil Baran Dutta one of the joint owners of the aforesaid property died intestate in the year 1996 leaving behind him surviving his wife Smt. Krishna Dutta, three sons namely Sri Arup Kumar Dutta, Sri Amit Kumar Dutta and Sri Arindam Dutta who jointly inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property that the said Anil Baran Dutta died possessed of.
- M) Abhoy Charan Dutta one of the joint Owners of the aforesaid property died intestate in 2001 leaving behind his son namely Sri Aloke Kumar Dutta who inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property left by Late Anil Baran Dutta. Be it mentioned herein that wife of Abhoy Charan Dutta died intestate leaving behind her surviving her son Sri Aloke Kumar Dutta.
- N) By an Indenture dated 14<sup>th</sup> May, 2004 the said (1) Sri Atul Chandra Dutta, son of Late Annada Charan Dutta, (2) Sri Arun Kumar Dutta,



son of Late Annada Charan Dutta, (3) Smt. Krishna Dutta, wife of Late Anil Baran Dutta, (4) Sri Arup Kumar Dutta, (5) Sri Amit Kumar Dutta, (6) Sri Arindam Dutta, all sons of Late Anil Baran Dutta, (7) Sri Alope Kumar Dutta, son of Late Abhoy Charan Dutta and (8) Sri Amiya Kumar Dutta, son of Late Adhir Kumar Dutta therein jointly referred to as the Vendors of the One Part and Smt. Manju Mitra, wife of Sri Dulal Mitra, therein referred to as the Purchaser of the Other Part, the said Atul Chandra Dutta and others for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of measuage, tenement, hereditaments and bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less, together with brick walled R.T. Shed structure measuring 200 Sq. Ft. standing thereon being Premises No. 204 Satyen Roy Road ( Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J. L. No. 2) , R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian No. 263, appertaining to L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation more fully described in the Schedule therein to and in favour of Smt. Manju Mitra free from all encumbrances and the said Indenture was registered in the Office of the District Sub-Registrar-II, Alipore, South 24 Parganas and has been recorded in Book No. I, Volume No. 492 pages 509 to 04546 for the year 2006.

- O) By virtue of the above Deed and by paying the relevant rates and taxes the said Manju Mitra duly got her name mutated and recorded in the Assessment record of the Kolkata Municipal Corporation after mutated the said property known and numbered as Kolkata Municipal Corporation Premises No. 204, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation bearing Assessee No. 411201202030 and enjoy the same by constructing

building and structures thereon. It is to be noted here that as per K.M.C. record the land area is 2 (Two) Cottahs 13 Chittacks and 15 Sq. Ft. (more or less)

- P) That certain mistakes and inaccuracies have accidentally and inadvertently crept in the recitals and Schedule of the above Deed 04546 for the year 2006 and accordingly by a Deed of Declaration dated 6<sup>th</sup> day of January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1602-2022, Pages 58 to 73, Being No. 160200002 for the year 2022 rectified the mistakes.
- Q) The said Manju Mitra also duly got his name mutated and recorded in respect of the above land in the records of the Block Land & Land Reforms Officer, Behala bearing L.R. (Hal) Khatian No. 10416 and is paying rates and taxes regularly.
- R) The said Manju Mitra while in peaceful possession and enjoyment died intestate on 11.04.2022 leaving behind her surviving her husband Sri Dulal Kumar Mitra and one married daughter Smt. Durba Mitra Guha as her only legal heirs and representative who jointly inherited the above property left by Late Manju Mitra as per Hindu Succession Act, 1956 each having undivided 1/2<sup>th</sup> share.
- S) Thus, the said Sri Dulal Kumar Mitra and Smt. Durba Mitra Guha, the Owners herein jointly seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** piece and parcel of measuage, tenement, hereditaments and Bastu land admeasuring about 2040 Sq. Ft. be the same a little more or less, together with brick walled R.T. Shed structure admeasuring 200 Sq. Ft. (more or less) thereon situate lying at and being Kolkata Municipal Corporation **Premises No. 204, Satyen Roy Road** (Postal Premises No. 123, Satyen Roy Road), **Police Station- Behala**, comprised in **Mouza- Behala**, J. L. No. 102 ( formerly J. L. No. 2), R.S. No. 83, Touzi No. 346, R.S. Dag No. 7557 corresponding to L.R. Dag No. 7557/7679, R.S. Khatian



No. 263, appertaining to L.R. Khatian No. 10416 (formerly L.R. Khatian Nos. 98, 116, 138, 183, 313 and 455) Kolkata- 700 034 now within the ambit of the Kolkata Municipal Corporation Ward No. 120, **Assessee No. 411201202030**, District- South 24 Parganas free from all encumbrances.

## P A R T - I I

### (Devolution of Title in respect of **SECOND SCHEDULE** property)

- A) By a registered Deed of Sale one Smt. Shanta Mani Dasi wife of Late Dwarika Nath Naskar purchased **ALL THAT** piece and parcel of land measuring about 3 (Three) Bighas 14 (Fourteen) Chittacks be the same a little more or less out of 7 (Seven) Bigha 8 (Eight) Cottahs (more or Less) lying and situate at Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag Nos. 7560, 7561, 7557 and 7559 under Khatian No. 263, Police Station- Behala, District- 24 Parganas.
- B) By a registered Deed of Sale written in Bengali Language dated 14.1.1920 the said Smt. Shanta Moni Dasi and her husband Dwarika Nath Naskar sold and transferred land measuring 13.50 Cottahs equivalent to 22 Satak (more or less) to and in favour of Mangala Moyee Dasi for the valuable consideration mentioned therein.
- C) The said Mangala Moyee Dasi got her name mutated and recorded in the Settlement records of the Block Land & Land Reforms office in respect of the above land measuring 13.50 Cottahs (more or less) equivalent to 22 Sataks under Khatian No. 263 in respect of Dag No. 7557.
- D) The said Mangala Moyee Dasi was while in peaceful possession and enjoyment of the above land, by a registered Deed of Sale sold and transferred 6 (Six) Cottahs to Sri Sarada Prasad Bhattacharya and by another Deed of Sale sold land measuring 3 (Three) Cottahs to Sri

Sanatan Das and retained land measuring 4.50 Cottahs for her residence.

- E) The said Smt. Mangala Moyee Dasi by a registered Deed of Sale dated 16.6.44 sold ALL THAT the land measuring  $4\frac{1}{2}$  Cottahs alongwith building and structure thereon to one Sri Manmatha Nath Manna.
- F) By a registered Deed of Sale dated 6.1.1945 the said Manmatha Nath Manna sold and transferred the said land measuring  $4\frac{1}{2}$  Cottahs (more or less) along with building and structure standing thereon to and in favour Sri Dharendra Nath Mukhopadhyay, son of Late Abhay Charan Mukhopadhyay.
- G) By a registered Deed of Sale written in Bengali language dated 6<sup>th</sup> March, 1946 corresponding to 22<sup>nd</sup> Falgun 1352 B.S., registered in the Office of the Joint Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 9, Pages 121 to 125, Being No. 326 for the year 1946, the said Dharendra Nath Mukhopadhyay for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of bastu land measuring about  $4\frac{1}{2}$  Cottahs be the same a little more or less out of 13.50 Cottahs ( i.e. 22 decimals) alongwith with brick built and tin shed structure admeasuring 200 Sq. Ft. lying and situate at District-South 24 Parganas, Thana and Sub- Registry Office- Behala, Pargana- Balia, under South Suburban Municipality, Touzi No. 346, in Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag No. 7557 under Khatian No. 263 more fully and particularly mentioned and described in the Schedule therein to and in favour of Sri Annada Charan Datta son of Late Uma Charan Datta of 15/2B, Shankharipara Road, Calcutta free from all encumbrances.
- H) The said Annada Charan Dutta while in peaceful possession and enjoyment of the above land died intestate in the year 1953 leaving behind surviving his six sons namely Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra



Dutta and Arun Kumar Dutta and none else as his heirs and legal representatives who jointly inherited the aforesaid property Left by Late Annada Charan Dutta each having undivided  $1/6^{\text{th}}$  share as per law of inheritance.

- I) By a registered Deed of Sale written in Bengali Language dated 17.11.1979, registered in the Office of the District Sub-Registrar, Alipore 24 Parganas and has been recorded in Book No. I, Volume No. 134, Pages 201 to 205, Being No. 6201 for the year 1979, the said Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta for the valuable consideration therein mentioned jointly sold and transferred land measuring 1200 Sq. Ft. (demarcated North-Western side) out of  $4\frac{1}{2}$  Cottahs more fully described in the Schedule therein to and in favour of Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33 the Principal No. 1 herein absolutely and forever and free from all encumbrances.
- J) By virtue of the above Deed and by paying the relevant rates and taxes the said Dulal Kumar Mitra duly got his name mutated and recorded in the Assessment Roll of the Kolkata Municipal Corporation and after mutated the said property known and numbered as Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), P.S.- Behala, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation bearing Assessee No. 411201212502 and enjoy the same by constructing building and structures thereon.
- K) That certain mistakes and inaccuracies have accidentally and inadvertently crept in the recitals and Schedule of the above Deed 6201 for the year 1979 and accordingly by a Deed of Declaration dated 6<sup>th</sup> January, 2022, registered in the Office of the District Sub Registrar-II, Alipore, South 24 Parganas, in Book No. IV, Volume No.

1602-2022, Pages 44 to 57, Being No. 160200003 for the year 2022 rectified the mistakes.

- L) The said Dulal Kumar Mitra also duly got his name in respect of the above land in the records of the Block Land & Land Reforms Officer, Behala bearing L.R. (Hal) Khatian No. 10323 and is paying rates and taxes regularly.
- M) Thus, the said Sri Dulal Kumar Mitra, the Principal/Grantor No. 1 herein absolutely seized and possessed of and/or otherwise sufficiently entitled to ALL THAT piece and parcel of land measuring about land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with R.T. shed structures admeasuring 200 standing thereon lying situate at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas free from all encumbrances;
- N) By a registered Deed of Gift dated 28<sup>th</sup> day of April, 2023, registered in the Office of the Distict Sub-Registrar-III, Alipore, South 24 Parganas, in Book No. I, Being No. 05579 for the year 2023 and made between the said Sri Dulal Kumar Mitra therein referred to as the Donor of the One Part and **SMT. DURBA MITRA GUHA** daughter of Sri Dulal Mitra alias Dulal Kumar Mitra and wife of Sri Aniruddha Guha residing at 9/8, Uday Sankar Sarani, MIG-2, Phase-2, Post Office & Police Station- Jadavpur, now Golf Green, Kolkata- 700 095, District- South 24 Parganas, in the State of West Bengal, India, therein referred to as the Donee of the Other Part, the



said Dulal Kumar Mitra out of his natural love and affection transferred by way of gift of **ALL THAT** piece and parcel of bastu land measuring about 300 Sq. Ft. (more or less) out of land measuring about 1200 Sq. Ft. be the same a little more or less together with R.T. shed structures standing admeasuring 50 Sq. Ft. out of 200 Sq. Ft. thereon lying and situate at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas absolutely and forever and free from all encumbrances and the said gift was duly accepted by said Smt. Durba Mitra Guha.

- O. That by virtue of aforesaid the said Sri Dulal Kumar Mitra and Smt. Durba Mitra Guha, the Principals/Grantors herein jointly seized and possessed of and/or otherwise sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring about land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4½ Cottahs be the same a little more or less together with R.T. Shed structures measuring about 200 Sq. Ft. standing thereon situate lying at and being Kolkata Municipal Corporation Premises No. 204A, Satyen Roy Road (Postal Premises No. 123, Satyen Roy Road), Police Station- Behala, Kolkata- 700 034, comprised in Mouza- Behala, J. L. No. 102 (formerly J.L. No. 2), R.S. No. 83, R.S. Dag Nos. 7557, L.R. (Hal) Dag No. 7557/7679, R.S. Khatian No. 263 corresponding to L.R. (Hal) Khatian No. 10323 (previous to L.R. (Hal) Khatian No. 98, 116, 138, 183, 313 and 455) now within the ambit of the Kolkata Municipal Corporation Ward No. 120, District- South 24 Parganas free from all encumbrances;

# 11. Execution and Delivery

11.1 In Witness Whereof the Principals/Grantors and the Attorney have executed this Power of Attorney on the day month and year first above written.

1.



DULAL MITRA

2.

[DURBA MITRA  
GUHA]

(GRANTORS/PRINCIPALS)

I ACCEPT THE POWER :

Dipankar Ghosh

( ATTORNEY ]

## Witnesses :

Signature : Mrinal Kanti GhoshName : Mrinal Kanti GhoshFather's Name : A. K. C. GhoshAddress : 10, K. S. Roy Road.Kolkata-700001.Signature Rakhi GhoshName : Rakhi GhoshFather's Name Mrinal Kanti GhoshAddress : 10, K. S. Roy RoadKolkata-700001

Drafted by me as per Instruction :

Mrinal Kanti Ghosh

(MRINAL KANTI GHOSH)

Advocate,

10, Kiran Shankar Roy Road,

Room No. 75, 1<sup>st</sup> Floor,

Kolkata- 700 001

En. No. WB/625/2000.

Kauslabh Banerjee

Kauslabh Banerjee

Goutam Banerjee

1/16 C.R. Colony

Kol- 700032



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Dipankar Ghosh*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Dipankar Ghosh*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Dipankar Ghosh*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



## Major Information of the Deed

No / Year	I-1603-05601/2023	Date of Registration	28/04/2023
Date	1603-8001075162/2023	Office where deed is registered	
Applicant Name, Address & Other Details	28/04/2023 1:21:38 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	RAKHI GHOSH Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697373101, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 10,000/-	Market Value		
Stamp duty Paid (SD)	Rs. 67,68,160/-		
Rs. 100/- (Article:48(g))	Registration Fee/Paid		
Remarks	Rs. 53/- (Article:E, E, M(b))		
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305583/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani -- Rest) , , Premises No: 204, , Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2040 Sq-Ft		41,18,257/-	Width of Approach Road: 4 Ft., , Project Name :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani -- Rest) , , Premises No: 204A, , Ward No: 120 Pin Code : 700034



















Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	1200 Sq Ft		25,50,003/-	Property is on Road , Project Name :
Grand Total :				7.425Dec	0 /-	66,68,260 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	49,950/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	0/-	49,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	10,000 /-	99,900 /-	



## Principal Details :

Sl 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 DULAL MITRA, (Alias: Shri DULAL KUMAR MITRA)</b>            Son of Late SANTOSH KUMAR MITRA            Executed by: Self, Date of Execution: 28/04/2023            , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>28/04/2023</td> <td></td> <td>LTI 28/04/2023</td> <td>28/04/2023</td> </tr> </tbody> </table> <p>9/8, UDAY SANKAR SARANI, MIG-2, PHRASE-2, City:- Not Specified, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx1H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri DULAL MITRA, (Alias: Shri DULAL KUMAR MITRA)</b> Son of Late SANTOSH KUMAR MITRA Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				28/04/2023		LTI 28/04/2023	28/04/2023
Name	Photo	Finger Print	Signature										
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28/04/2023		LTI 28/04/2023	28/04/2023										
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>Smt DURBA MITRA GUHA</b>            Daughter of Shri DULAL KUMAR MITRA            Executed by: Self, Date of Execution: 28/04/2023            , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>28/04/2023</td> <td></td> <td>LTI 28/04/2023</td> <td>28/04/2023</td> </tr> </tbody> </table> <p>9/8, UDAY SANKAR SARANI, MIG-2, PHRASE-2, City:- Not Specified, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx8R, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt DURBA MITRA GUHA</b> Daughter of Shri DULAL KUMAR MITRA Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office				28/04/2023		LTI 28/04/2023	28/04/2023
Name	Photo	Finger Print	Signature										
<b>Smt DURBA MITRA GUHA</b> Daughter of Shri DULAL KUMAR MITRA Executed by: Self, Date of Execution: 28/04/2023 , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Office													
28/04/2023		LTI 28/04/2023	28/04/2023										

## Attorney Details :



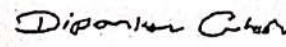
Sl No	Name, Address, Photo, Finger print and Signature
1	<b>M S GHOSH ENTERPRISES</b> 120, SATYEN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: AHxxxxxx3A, Aadhaar No Not Provided, Status :Organization, Executed by: Representative



# Identifier Details :




Name, Address, Photo, Finger print and Signature

Shri DIPANKAR GHOSH  
(Presentant)  
Son of Late SAMIR KUMAR  
GHOSH  
Date of Execution -  
28/04/2023, , Admitted by:  
Self, Date of Admission:  
28/04/2023, Place of  
Admission of Execution: Office

Name	Photo	Finger Print	Signature
			
	Apr 28 2023 1:59PM	LTI 28/04/2023	28/04/2023

120, SATYEN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3A, Aadhaar No Not Provided Status : Representative, Representative of: M S GHOSH ENTERPRISES (as SOLE PROPRIETOR)

## Identifier Details :

Name	Photo	Finger Print	Signature
Mr MRINAL KANTI GHOSH Son of Late KARTICK CHANDRA GHOSH 10, K. S. ROY ROAD, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	28/04/2023	28/04/2023	28/04/2023

Identifier Of Shri DULAL MITRA, Smt DURBA MITRA GUHA, Shri DIPANKAR GHOSH

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DULAL MITRA	M S GHOSH ENTERPRISES-2.3375 Dec
2	Smt DURBA MITRA GUHA	M S GHOSH ENTERPRISES-2.3375 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri DULAL MITRA	M S GHOSH ENTERPRISES-1200 Sq Ft

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri DULAL MITRA	M S GHOSH ENTERPRISES-100.00000000 Sq Ft
2	Smt DURBA MITRA GUHA	M S GHOSH ENTERPRISES-100.00000000 Sq Ft

## Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri DULAL MITRA	M S GHOSH ENTERPRISES-200.00000000 Sq Ft



Endorsement For Deed Number : I - 160305601 / 2023

On 28-04-2023

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

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

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

Presented for registration at 13:28 hrs on 28-04-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DIPANKAR GHOSH ,.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 67,68,160/-

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

Execution is admitted on 28/04/2023 by 1. Shri DULAL MITRA, Alias Shri DULAL KUMAR MITRA, Son of Late SANTOSH KUMAR MITRA, 9/8, UDAY SANKAR SARANI, MIG-2, PHRASE-2, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Business, 2. Smt DURBA MITRA GUHA, Daughter of Shri DULAL KUMAR MITRA, 9/8, UDAY SANKAR SARANI, MIG-2, PHRASE-2, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife

Indetified by Mr MRINAL KANTI GHOSH, , , Son of Late KARTICK CHANDRA GHOSH, 10, K. S. ROY ROAD, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-04-2023 by Shri DIPANKAR GHOSH, SOLE PROPRIETOR, M S GHOSH ENTERPRISES, 120, SATYEN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr MRINAL KANTI GHOSH, , , Son of Late KARTICK CHANDRA GHOSH, 10, K. S. ROY ROAD, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = 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 26059, Amount: Rs.100.00/-, Date of Purchase: 26/04/2023, Vendor name: Subhankar Das

*Debasish Dhar*

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 161502 to 161534

being No 160305601 for the year 2023.



*Shan*

Digitally signed by Debasish Dhar  
Date: 2023.04.28 14:24:29 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/28 02:24:29 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)