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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-parganas

23 DEC 2024

DEVELOPEMENT POWER OF ATTORNEY AFTER EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT. MOUSUMI SHRESTHA (PAN : RCIPS3365B), (Aadhaar No.: 3110 1137 7144), wife of Sri Madhu Shrestha, daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, District - South 24 Parganas, (2) SMT. MITHU DUTTA (PAN: EBYPD9702D), (Aadhaar No.: 4533 6720 1670), wife of Kamal Dutta,

30924 DT 06/12/2024
B. C. Lahiri (Adv)
Alipore Judges Court
KOL-70027
NE 107

TAKHAT KAR PURKAYASTHA
(TAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
23 DEC 2024

Identified by me
Debochitra Majumdar
S/o- Lt. Santosh Kumar Majumdar
East fortabel School
KOL- 700084
Service

daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Taramani Ghat Road, P.O.- Paschim Putiari, P.S.- Tollygunj, Kolkata - 700041, District - South 24 Parganas and **(3) TAPATI MONDAL (PAN : DTXPM1552C), (Aadhaar No.: 4388 3794 7726)**, wife of Late Raju Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Garia Station Road, Near B. P. High School, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, District - South 24 Parganas, hereinafter jointly referred to as the **LANDOWNERS/ EXECUTANTS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include our heirs, successors, executors, legal representatives, administrators and/or assigns) of the **PRINCIPAL**;

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

GANGULY EVERA DEVELOPERS LLP (PAN: AATFG9509M) a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, and represented through one of its designated partner **SHRI AMIT GANGULY (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832)**, son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, District - South 24 Parganas, as our lawful **CONSTITUTED ATTORNEY** to develop our land as described in the **SCHEDULE** hereunder written and construct new building/buildings thereon.

WHEREAS, the **LANDOWNERS** herein are the owners of ALL THAT piece and parcel of Bastu land measuring an area of about **4.8 decimal** together with a tile shed structure measuring about 100 sq. ft. standing thereon out of the total land of 11.5 decimal in R.S. & L.R. Dag No.- 100, under R.S. Khatian No.- 1055, L.R. Khatian No.- 767 & 4762, being Portion of Holding No. 3006, Garia Station Road, Kolkata -



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700084, comprised in Mouza- Barhans Fartabad, J.L. No.47, within Ward No. 29 of Rajpur-Sonarpur Municipality under ADSR & P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), within the District- 24 Parganas (South), morefully and particularly described in the **SCHEDULE** hereunder written,;

AND WHEREAS, We the Principal/Landowners herein to commercially exploit our said property by erecting a multistoried building thereon purely on Joint Venture Agreement had approached **GANGULY EVERA DEVELOPERS LLP (PAN: AATFG9509M)** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, and represented through one of its designated partner **SHRI AMIT GANGULY (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832)**, son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, District - South 24 Parganas, and requested to work as Developer and the Developer has agreed to develop the said **SCHEDULE** mentioned property on and accordingly a Development Agreement has been executed between us as the Landowners and the said Developer, attorney herein under certain terms and conditions stated in the said Development Agreement which has been duly registered on 19.12.24 before DSR III, South 24 Parganas and recorded in Book No. I, Being Deed No. 21783, for the year 2024;

AND WHEREAS in order to develop the said property as per the said Development Agreement We, the Principal/the Landowners have decided to execute this Power of Attorney in favour of said Developer **GANGULY EVERA DEVELOPERS LLP** to do, act, represent us and sign on our behalf for the following acts :-

Shri Amit Ganguly



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**WORKS TO BE ACCOMPLISHED BY THE
ATTORNEY ARE WRITTEN BELOW**

1. To hold and defend possession of the said premises and every part thereof (except Landowners' allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners' allocation) any share or shares therein from the occupants /licensees/purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.
3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate



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any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.

5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.



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10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our name and on our behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange and take down demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if We do the same personally.



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16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed on behalf of Landowners or other documents (except Land Owners' allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To mortgage the schedule land and deposit the original title deeds and documents with a Bank or Financial Institution for creation of mortgage on behalf of land owner and in favour of the Lender and sign the mortgage deed and such other documents as are necessary to secure the project finance to be taken for development of the project.
18. To execute and register any kind of Deed of amalgamation for the purpose of amalgamating the property mentioned in the Schedule hereunder with the adjacent plot(s) of land into a single holding.
19. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in his absolute discretion think proper.



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20. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as he thinks fit.
21. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.
22. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.
23. Upon such receipt as aforesaid in our name and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our name be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties. The



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Developer could not deliver possession of its allocation without giving delivery of Owners allocation first in terms of obligation on the part of the Developer as set-forth in the Agreement as entered between the Owners and the Developer including Development Agreement.

24. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourself to personally present.
25. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners' allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.



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26. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which We are now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
27. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
28. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
29. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
30. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in



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respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.

31. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
32. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
33. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
34. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
35. This Power of Attorney is related and collateral covenants documents of Registered Development Agreement which has been duly registered in respect of Schedule Property between the Landowners and the Developer herein.
36. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.



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AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which We could have lawfully done under our own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of the land measuring an area of about **4.8 decimal** out of the total land of 11.5 decimal in R.S. & L.R. Dag No.- 100, under R.S. Khatian No.- 1055, out of which land measuring 2.4 decimal under L.R. Khatian No.- 767 and land measuring 2.4 decimal under L.R. Khatian No.- 4762, together with a tile shed structure measuring about 100 sq. ft. standing thereon being Portion of Holding No. 3006, Garia Station Road, Kolkata - 700084, comprised in Mouza- Barhans Fartabad, J.L. No.47, within Ward No. 29 of Rajpur-Sonarpur Municipality under ADSR & P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), within the District- 24 Parganas (South), and the entire land is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag No.- 99;

ON THE SOUTH : By R.S. Dag No.- 103;

ON THE EAST : By R.S. Dag No.- 104;

ON THE WEST : By R.S. Dag No.- 100 (P), Garia Sitala Mandir & 4' ft. wide road;



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IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 20th day of December, 2024 (Two Thousand and Twenty ~~Three~~ ^{Four}).

SIGNED, SEALED & DELIVERED

by the parties In presence of:-

1. Anurup Mondal
Purpur, Jangalia
Joginagar, 743372.

2. Debojyoti Majumdar
East-faridabad Sahapur
Kolkata - 700084

Mousumi Shrestha.

Mithu Putter.

Tapati Mondal

SIGNATURE OF THE PRINCIPAL

Accepted by me

GANGULY EVERA DEVELOPERS LLP


Designated Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-


SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99

Mithu Putter



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SPECIMEN FORM FOR TEN FINGER PRINTS



Mousumi Shrestha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Nisha Dutta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Tapati Manjari

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sanjay

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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 ভারতের নির্বাচন কমিশন
 পলিটিক্যাল পার্ট
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489815




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumdar
 পিতার নাম : সত্যেন্দ্র মজুমদার
 Father's Name : Satyendra Mazumdar
 লিঙ্গ/সেক্স : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth :

Debabrata Mazumdar

WB/23/109/489815

ঠিকানা:
 দক্ষিণ ফার্টাবাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
 পিন ২৪ পড়াই-৭০০০৬৪

Address:
 DAKSHIN FARTABAD, RAJPUR SONARPUR,
 NARENDRAPUR, SOUTH 24
 PARSANA-700064

Date: *30/1/2015*
 31 - সংসদপুত্র উপ নির্বাচন কেন্দ্র নির্বাচন প্রকল্প
 পরিচালকের কার্যালয়, কলকাতা

Facsimile Signature of the Electoral
 Registration Officer for
 151 - Sonarpur Uttar Constituency

বিজ্ঞপ্তি: পরিচালক যখন যখন নির্বাচন প্রকল্প নির্বাচন প্রকল্প
 প্রকল্প ৩ এবং ৪-এর মাধ্যমে নির্বাচন পরিচালনা প্রকল্প
 এবং নির্বাচন প্রকল্প ৪-এ পরিচালনা প্রকল্প নির্বাচন প্রকল্প।
 In case of change in address mention this Card No.
 in the address Form for including your name in the
 roll at the changed address and re obtain the card
 with same number.

175 / 753

Major Information of the Deed

Deed No :	I-1603-21802/2024	Date of Registration	23/12/2024
Query No / Year	1603-8003255014/2024	Office where deed is registered	
Query Date	23/12/2024 1:17:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	SOMA CHAKRABORTY BARUIPUR CIVIL COURT,Thana : Baruiপুর, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 73,02,730/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160321783/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

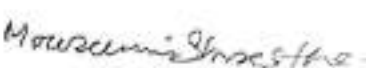
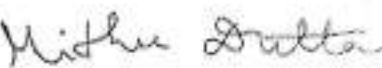
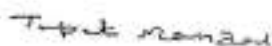
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-1055	Bastu	Bastu	4.8 Dec	1/-	72,72,730/-	Property is on Road , Project Name :
Grand Total :					4.8Dec	1 /-	72,72,730 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

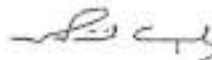
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt MOUSUMI SHRESTHA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: RCxxxxxx5B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
2	Name Smt MITHU DUTTA (Presentant) Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
TARAMANI GHAT ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: EBxxxxxx2D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				
3	Name Smt TAPATI MONDAL Wife of Late RAJU MONDAL Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	Photo  23/12/2024	Finger Print  Captured LTI 23/12/2024	Signature  23/12/2024
GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: DTxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office				

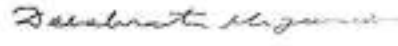
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri AMIT GANGULY Son of Late RANJIT GANGULY Date of Execution - 23/12/2024, , Admitted by: Self, Date of Admission: 23/12/2024, Place of Admission of Execution: Office		 Dec 23 2024 1:27PM	 Captured LTI 23/12/2024	 23/12/2024
174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : GANGULY EVERA DEVELOPERS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBARABTA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER EAST FARTABAD, SAHA PARA, City:-, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	23/12/2024	23/12/2024	23/12/2024

Identifier Of Smt MOUSUMI SHRESTHA, Smt MITHU DUTTA, Smt TAPATI MONDAL, Shri AMIT GANGULY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SHRESTHA	GANGULY EVERA DEVELOPERS LLP-1.6 Dec
2	Smt MITHU DUTTA	GANGULY EVERA DEVELOPERS LLP-1.6 Dec
3	Smt TAPATI MONDAL	GANGULY EVERA DEVELOPERS LLP-1.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MOUSUMI SHRESTHA	GANGULY EVERA DEVELOPERS LLP-33.33333300 Sq Ft
2	Smt MITHU DUTTA	GANGULY EVERA DEVELOPERS LLP-33.33333300 Sq Ft
3	Smt TAPATI MONDAL	GANGULY EVERA DEVELOPERS LLP-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160321802 / 2024

On 23-12-2024

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 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:19 hrs on 23-12-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt MITHU DUTTA , 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 73,02,730/-

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

Execution is admitted on 23/12/2024 by 1. Smt MOUSUMI SHRESTHA, Daughter of Shri NITAI MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt MITHU DUTTA, Daughter of Shri NITAI MONDAL, TARAMANI GHAT ROAD, P.O: PASCHIM PUTIARI, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 3. Smt TAPATI MONDAL, Wife of Late RAJU MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr DEBARABTA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 23-12-2024 by Shri AMIT GANGULY, PARTNER, GANGULY EVERA DEVELOPERS LLP, 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DEBARABTA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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 30924, Amount: Rs.100.00/-, Date of Purchase: 06/12/2024, Vendor name: T K PUROKAYASTHA



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 1603-2024, Page from 562693 to 562714
being No 160321802 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.24 12:12:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.