

7534/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 219847

8/2477700/22

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

Building Name / SHANTANEER

**GENERAL POWER OF ATTORNEY
FOR DEVELOPMENT**

Sub-Registrar
North 24 Parganas

16 AUG 2022

TO ALL TO WHOM THESE :

We, (1) **SRI PRATIK DEY (PAN : AJSPD0048G)**, Son of Sri Parimal Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: A-1/3, ECTP, Phase-III, P.O. & P.S. Kasba, Kolkata-700107,

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Alokendu Bandyopadhyay
Advocate

M/s APEX REALTY

Partner

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- (2) **SMT. JHUMA SARKAR (PAN : GVUPS9045A)**, Wife of Sri Puspa Ranjan Sarkar, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: 31 Karunamoyee, P.O. Talpukur, P.S. Titagarh, Dist. North 24 Parganas, Kolkata-700123,
- (3) **SMT. RUMI GHOSH (PAN : APHPG0511J)**, Wife of Sri Suwendu Ghosh, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: B-13/28, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, PIN-741235,
- (4) **SRI PARTHA PRATIM DEY (PAN: AJRPD9984E)**, Son of Late Pijush Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Kulinpara Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- (5) **SMT. SOMA GHOSH (PAN: AUZPG7849N)**, Wife of Sri Prabir Kumar Ghosh, Daughter of Late Pranesh Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Raja lane, Sukchar Bazar Para, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115
- (6) **SMT. SIPRA DEY (PAN: CHWPD0751Q)**, Wife of Late Pritish Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

Hikanda Bhattacharya

(Advocate)

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M/s APEX REALTY
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Partner

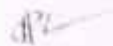
(3)

(7) MISS PINKY DEY (PAN: CHWPD0681B),
Daughter of Late Pritish Kanti Dey, by Nationality-Indian,
by Religion-Hindu, by Occupation-Household, Residing at:
Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah,
Dist. North 24 Parganas, Kolkata-700115,

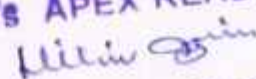
(8) SRI SUDIP GHOSH (PAN: AHEPG4149F), Son of
Late Sunil Ranjan Ghosh, by Nationality-Indian, by
Religion-Hindu, by Occupation-Service, Residing at: Branch
Panchanantala Road, P.O. B.D. Sopan, P.S. Khardah, Dist.
North 24 Parganas, Kolkata-700116,

(9) SRI PRABIR KANTI DE (PAN : BLKPD7266H),
Son of Sri Paritosh Dey, by Nationality-Indian, by Religion-
Hindu, by Occupation-Business, Residing at: Kulinpara
Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S.
Khardah, Dist. North 24 Parganas, Kolkata-700115, do
hereby conjointly appoint, constitute and nominate "**M/S.
APEX REALTY**" a Registered Partnership Firm under Indian
Partnership Act, 1932 (Act IX of 1932), having its registered
office at: Bimala Apartment, 46A(28), Patuatola Lane,
Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24
Parganas, Kolkata-700115, **PAN No. AAWFA9689B,**
hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra
Das, by Nationality, Indian, by Religion - Hindu, by
occupation - Business, residing at KIRANALAYA, Ground
Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah,
Dist. North 24 Parganas, Kolkata - 700115,


Biswanath Das
Partner

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M/s APEX REALTY

Partner

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(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

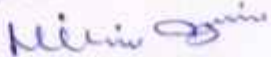
(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

SEND GREETINGS:-

WHEREAS the land owners / executants hereof jointly for all times heretofore have been seized and possessed and/or well and sufficiently entitled to all that the piece or parcel of land admeasuring more or less 9 Cottahs 14 chittaks 40 Sq.ft. of land, togetherwith a two storied residential building standing thereon situates and lying at Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 617, corresponding to L.R. Dag No. 3433 and R.S. Dag No. 616, corresponding to L.R. Dag No. 3432 under R.S. Khatian nos. 822 & 823, corresponding to L.R. Khatian No. 5237, P.S. Khardah, A.D.S.R.O. Sodepur, Dist.


Mukunda Bhattacharya
Advocate

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M/s APEX REALTY

Partner

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North 24 Parganas, within the local limits of Khardah Municipality, bearing Holding No. 183/71, Branch Panchanantala Road, under Ward No. 21, which is being morefully described in the Schedule "A" appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Power of Attorney for Development Agreement.

AND WHEREAS originally one Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) was the lawful and absolute sole owner of a piece an parcel of land measuring an area (10.81dec. in R.S. Dag No. 617 + 08.06dec. in R.S. Dag No. 616) totaling 18.87decimal, lying and situates within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156, comprised and contained in R.S. Dag no. 617, under R.S. Khatian No. 822 and R.S. Dag no. 616, under R.S. Khatian No. 823 by virtue of a Bengali Deed of Sale, being no. 1454 on 29.09.1947 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume No. 16, noted within the pages from 297 to 300, being no. 1454, for the year 1947.

AND WHEREAS said Nani Gopal Ghosh while had been enjoying the same he sold out his 10.81 decimal of land in R.S. Dag no. 617, under R.S. Khatian No. 822, within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Smt. Sura Bala Dey (Wife of Sri Prafulla Kumar Dey) by executing

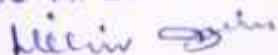


Hokenchi Bandopadhyay

Advocate

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M/s APEX REALTY



Partner

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a bengali Deed of Sale, being no. 1613, which was executed and registered on 08.08.1949 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the Pages from 127 to 129, being no. 1613, for the year 1949 and she recorded her name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal, vide Khatian no. 822.

AND WHEREAS said Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) also sold out his 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Sri Jiban Ranjan Sarkar (Son of Late Kali Prasanna Sarkar) by executing a bengali Deed of Sale, being no. 1614, which was executed and registered on 08.08.1949 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the pages from 130 to 132, being no. 1614, for the year 1949.

AND WHEREAS said Jiban Ranjan Sarkar while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Sri Haripada Sarkar (Son of Late Pyari Mohan Sarkar) by executing a bengali Deed of Sale, being no. 1824, which was executed and registered on 05.05.1955 at the Office of D. R. Alipore, and the same was recorded in Book no. I, being no. 1824, for the year 1955.

Hakemda Banerjee

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M/s APEX REALTY

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Partner

AND WHEREAS after purchasing the aforesaid landed property the said Haripada Sarkar recorded his name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal and while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by executing a bengali Deed of Sale, being no. 5162, which was executed and registered on 22.09.1965 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 78, noted within the Pages from 17 to 19, being no. 5162, for the year 1965.

AND WHEREAS thus in the manner aforesaid Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by virtue of two separate Bengali Deed of Sale became the lawful and absolute sole owner of (10.81dec. equivalent to 6 Cottahs 8 Chittaks 35 sq.ft. of land in R.S. Dag No. 617 + 08.06dec. equivalent to 4 Cottahs 14 Chittaks 05 sq.ft. of land in R.S. Dag No. 616) totaling 18.87 decimal of land equivalent to 11cottahs 6chittaks 40sq.ft. of land and while had been enjoying the same she made a gift of 2cottahs of land out of 4Cottahs 14Chittaks 05Sq.ft. of land in R.S. Dag No. 616, under R.S. Khatian no. 823 in favour of her son namely Pranesh Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Deed of Gift, being no. 3076, which was executed and registered on 07.08.1973, at the Office of S.R. Barrackpore and the same was recorded in Book No. I, Volume no. 50, being no. 3076, for the year 1973.

AND WHEREAS said Pranesh Kanti Dey became the lawful and sole owner of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823, by virtue of the aforesaid Deed of Gift from his beloved mother and while had been enjoying the same he made a Gift of said land in favour of his brother namely Parimal Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Gift Deed, being no. 6592, which was executed and registered on 20.12.1999 and the same was recorded in Book No. I, Volume no. 162, noted within the pages from 201 to 208, being no. 6592, for the year 1999.

AND WHEREAS said Parimal Kanti Dey while has been enjoying the actual physical possession of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823 he sold out 1cottah 8chittaks of land out of the said 2cottahs of land in favour of the purchaser namely Sri Khokan Majumder (Son of Late Nirmal Majumder) by executing a bengali Deed of Sale, being no. 152403404, which was executed and registered on 24.06.2019 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2019, pages from 116310 to 116330, being no. 152403404, for the year 2019 and retain the rest 8chittaks of land for his personal use as absolute and lawful owner.

AND WHEREAS in the foregoing events the said Smt. Sura Bala Dey became the lawful and absolute sole owner of rest (6cottahs 8chittaks 35sq.ft. in R.S. Dag No. 617 +



Mokunda Bandhopadhyay

Advocate

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2cottahs 14chittaks 05sq.ft. in R.S. Dag No. 616) totalling 9cottahs 6chittaks 40sq.ft. of landed property and she constructed thereon a two storied residential house measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) togetherwith 175 sq.ft. R.T. Shed standing thereon and enjoyed the same with her family members peacefully, without any interruption of others by paying the relevant rents and taxes to the authority concern regularly.

AND WHEREAS while had been enjoying the same said Sura Bala Dey died intestate on 09.09.1987 leaving behind her six son namely Pijush Kanti Dey, Pratul Kanti Dey, Pranesh Kanti Dey, Parimal Kanti Dey, Paritosh Dey, Pritish Kanti Dey and one daughter namely Basana Ghosh (wife of Sri Sunil Ranjan Ghosh) as her legal heirs and successors and they inherited the said land and building left by deceased Sura Bala Dey as undivided 1/7th share in each part as per the law of Hindu Succession Act. 1956.

AND WHEREAS thus in the manner aforesaid the said Parimal Kanti De by virtue of Inheritance from his mother become the lawful owner of undivided 1/7th share i.e. 1Cottah 5Chittaks 25Sq.ft. out of the total landed property 9cottahs 6chittaks 40sq.ft. AND the said Parimal Kanti De by virtue of a Bengali Deed of Gift, being no. 6592 for the year 1999 also has got 8chittaks of land and he became the lawful owner of (undivided 1Cottah 5Chittaks 25Sq.ft.



Holendra Banerjee

Address

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by virtue of Inneritance + 8chittaks by virtue of Gift) totalling 1Cottah 13Chittaks 25Sq.ft. and had been possessing the same peacefully, quietly with the other co-sharer.

AND WHEREAS while had been enjoying the same the said Parimal Kanti Dey made a Gift to his beloved son namely Sri Pratik Dey (The Owner / Executant No. 1 hereof) in respect of his landed property as aforesaid i.e. 1 Cottah 13 Chittaks 25 sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184953 to 184977 being no. 152404989 for the year 2022 and Sri Pratik Dey (The Owner / Executant No. 1 hereof) has become the lawful owner of undivided **1 Cottah 13 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with his other co-sharer.

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pratul Kanti Dey died on 13.06.1998 leaving behind him his wife namely Smt. Bela Dey and two married daughters namely Smt. Jhuma Sarkar (Wife of Sri Puspa Ranjan Sarkar) and Smt. Rumi Ghosh (Wife of Sri Suvendu Ghosh) as his surviving legal heirs and successors and the said undivided 1/7th share i.e. undivided 1 Cottah 5 Chittaks 25 sq.ft. of land togetherwith undivided share of

Advocate

Advocate

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residential house of deceased Pratul Kanti Dey was devolved upon his wife and daughters as undivided 1/21th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus the said Smt. Bela Dey, Smt. Jhuma Sarkar, Smt. Rumi Ghosh severally became the lawful owner of undivided 1/21th share i.e. 7 Chittaks 9 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Bela Dey made a Gift to her two daughters namely Smt. Jhuma Sarkar and Smt. Rumi Ghosh (The Owner / Executant No. 2 & 3 hereof) in respect of her 1/21th share of landed property as aforesaid i.e. 7 Chittaks 9 sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184978 to 185004 being no. 152404988 for the year 2022 and the said Smt. Jhuma Sarkar and Smt. Rumi Ghosh (The Owner / Executant No. 2 & 3 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift jointly have become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.



Abanindranath Bandyopadhyay

Advocate

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AND WHEREAS one of the son of deceased Sura Bala Dey namely Pijush Kanti Dey died on 19.10.2000 leaving behind him his wife namely Smt. Shila Dey and his only son namely Sri Partha Pratim Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pijush Kanti Dey was devolved upon his wife and son as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act, 1956.

AND WHEREAS thus the said Smt. Shila Dey and Sri Partha Pratim Dey severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Shila Dey made a Gift to her son namely Sri Partha Pratim Dey (The Owner / Executant No. 4 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10 Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184829 to 184854 being no. 152404985 for the year 2022 and the said Sri Partha Pratim Dey (The Owner / Executant No. 4 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

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AND WHEREAS one of the son of deceased Sura Bala Dey namely Pranesh Kanti Dey died on 24.09.2010 leaving behind him his wife namely Smt. Bharati Dey and his only married daughter namely Smt. Soma Ghosh (Wife of Sri Prabir Kumar Ghosh) as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pranesh Kanti Dey was devolved upon his wife and daughter as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus the said Smt. Bharati Dey and Smt. Soma Ghosh severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Bharati Dey made a Gift to her daughter namely Smt. Soma Ghosh (The Owner / Executant No. 5 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10 Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184927 to 184952 being no. 152404986 for the year 2022 and the said Smt. Soma Ghosh (The Owner / Executant No. 5 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks**

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Atkerah Bandhupadhyay

Advocate

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25 sq.ft. of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pritish Kanti Dey died on 24.08.2015 leaving behind him his wife namely Smt. Sipra Dey and his only unmarried daughter namely Miss Pinky Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pritish Kanti Dey was devolved upon his wife and daughter as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus by virtue of inheritance the said Smt. Sipra Dey (The Owner / Executant No. 6 hereof) and Miss Pinky Dey (The Owner / Executant No. 7 hereof) jointly have become the lawful owner of undivided 1/7th share i.e. **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS one of the daughter of deceased Sura Bala Dey namely basana Ghosh died on 01.01.2020 leaving behind her husband namely Sri Sunil Ranjan Ghosh and her only son namely Sri Sudip Ghosh as his surviving legal heirs and successors and subsequently the said Sunil Ranjan Ghosh died on 23.11.2020 leaving behind him / his only son namely Sri Sudip Ghosh and the said undivided 1/7th



Hokench Bandhopadhyay

Advocate

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share as left by Basana Ghosh was devolved upon her only son namely Sri Sudip Ghosh as per the Law of Hindu Succession Act, 1956.

AND WHEREAS thus by virtue of inheritance the said Sri Sudip Ghosh (The Owner / Executant No. 8 hereof) has become the lawful owner of undivided 1/7th share i.e. **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS one of the son of deceased Sura Bala Dey namely Paritosh Dey died on 22.11.2021 leaving behind him his wife namely Smt. Gita Rani Dey and his only son namely Sri Prabir Kanti Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Paritosh Dey was devolved upon his wife and son as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act, 1956.

AND WHEREAS thus the said Smt. Gita Rani Dey and Sri Prabir Kanti Dey severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Gita Rani Dey made a Gift to her son namely Sri Prabir Kanti Dey (The Owner / Executant No. 9 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10

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Hakemti Dandipadhyay

Advocate

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Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 185246 to 185271 being no. 152404987 for the year 2022 and the said Sri Prabir Kanti Dey (The Owner / Executant No. 9 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS in the manner aforesaid the present Owners / Executants no. 1 to 9 hereof by virtue of inheritance and by virtue of several Deed of Gift as aforesaid jointly became the owner of (1 Cottah 13 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft.) **Totalling 9 Cottahs 14 Chittaks 40 sq.ft. of land togetherwith** a two storied residential house measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) alongwith 175 sq.ft. R.T. Shed standing thereon and the land owners are enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and mutated their names



Atkins Bandyopadhyay

Witness

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in respect of the said plot as the recorded Owners to the assessment registrar of Khardah Municipality, bearing Holding no. 183/71, Branch Panchanantala Road, under Ward no. 21, and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property as lawful joint owners thereof paying the relevant rent taxes regularly and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free from all shorts of encumbrances.

AND WHEREAS the Land Owners/Executants hereof jointly are now desirous of developing the said landed property by amalgamating their plot of land with the other contiguous plots of land and by constructed Multi Storied building (G+4) in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement being no. 152407395**, in **Book no. I**, which was executed by us and Registered on **16th day of August, 2022** at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer **"M/S. APEX REALTY"** a Registered Partnership Firm under Indian Partnership Act, 1932 (Act

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Hokendri Bandyopadhyay

Advocate

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(18)

IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages & Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.



Mokunda Bandyopadhyay

Witness

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AND WHEREAS at the treaty of the said Agreement we have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. APEX REALTY**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, Residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, Residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, Residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, Residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which WE hereby do:-

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Hokendro Bandyopadhyay

Advocate

Contd...20

NOW KNOW YE AND THESE PRESENTS WITNESS that

We, (1) **SRI PRATIK DEY**, Son of Sri Parimal Kanti Dey, Residing at: A-1/3, ECTP, Phase-III, P.O. & P.S. Kasba, Kolkata-700107,

(2) **SMT. JHUMA SARKAR**, Wife of Sri Puspa Ranjan Sarkar, Daughter of Late Pratul Kanti Dey, Residing at: 31 Karunamoyee, P.O. Talpukur, P.S. Titagarh, Dist. North 24 Parganas, Kolkata-700123,

(3) **SMT. RUMI GHOSH**, Wife of Sri Suvendu Ghosh, Daughter of Late Pratul Kanti Dey, Residing at: B-13/28, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, PIN-741235,

(4) **SRI PARTHA PRATIM DEY**, Son of Late Pijush Kanti Dey, Residing at: Kulinpara Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(5) **SMT. SOMA GHOSH**, Wife of Sri Prabir Kumar Ghosh, Daughter of Late Pranesh Kanti Dey, Residing at: Raja lane, Sukchar Bazar Para, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115

(6) **SMT. SIPRA DEY**, Wife of Late Pritish Kanti Dey, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(7) **MISS PINKY DEY**, Daughter of Late Pritish Kanti Dey, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(8) **SRI SUDIP GHOSH**, Son of Late Sunil Ranjan Ghosh, Residing at: Branch Panchanantala Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700116,



Hokench Bandyopadhyay

Advocate

(21)

(9) SRI PRABIR KANTI DE, Son of Sri Paritosh Dey, Residing at: Kulinpara Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of Executant for development of the said property described in the Schedule hereunder and to submit the same to the Khardah Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any



Atokendra Banerjee

Advocate

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order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments, B.L. & L.R.O. Office, Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.



Mokunda Bhattacharya

Advocate

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7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies, salaries and/or wages.
8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.



Atkenali Bhattacharyya
Advocate

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11. To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Khardah Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Khardah Municipality (Fire Brigade Department for



Hokendū Bandyopadhyay

Chairman

Contd.....25

occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments as also the Khardah Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Khardah Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such



Atukembi Bandyopadhyay

Advocate

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writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Khardah Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (except Owner's allocation) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder



Atokendu Bandyopadhyay

Attorney

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(27)

(except Owner's allocation) the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said



Atkenda Bambiyaalluvu

Admission

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portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocation)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Khardah Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property **(except Owner's allocation)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

Atakendu Bandhopadhyay

Advocate

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26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as WE could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Khardah Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We hereby expressly agree and undertake

Chokendu Banerjee

Attorney

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that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review,



Atkenid Bandyopadhyay

Advocate

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Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.


Mokunda Bhandvagnulley
Attorney

Contd...32

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33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as WE could in person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon them.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that we shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Khardah Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.



Mokunda Bhattacharya

Attorney

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **9 Cottahs 14 chittaks 40 Sq.ft.** of land (3 Cottahs 6 Chittaks 5 sq.ft. of land in R.S. Dag No. 616, corresponding to L.R. Dag No. 3432 + 6 Cottahs 8 Chittaks 35 sq.ft. of land in R.S. Dag No. 617, corresponding to L.R. Dag No. 3433) classified as "**BASTU**" togetherwith a two storied residential building measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) togetherwith 175 sq.ft. R.T. Shed standing thereon with **Cemented Flooring** situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 617, corresponding to **L.R. Dag No. 3433** and R.S. Dag No. 616, corresponding to **L.R. Dag No. 3432** under R.S. Khatian nos. 822 & 823, corresponding to L.R. Khatian No. 5237, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality, bearing Holding No. 183/71, Branch Panchanantala Road, under Ward No. 21, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

On the North : 17 ft. wide Branch Panchanantala Road.
 On the South : House of Nemai Ratan Sarkar.
 On the East : House of Subimal Banerjee & House of Swapan Majumder.
 On the West : House of Anand Yadav.

(34)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 16th day of August, 2022 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES.

1. Prabirek Kesh
Khoselha Kulimpore
P.O. D.D. Sopan
Kali-116

2. Ayan Banerjee
Adv

Barrackpore Court
Entl no:- P/4424/2013.

1. Prabir Das
2. Thuma Sarkar

3. Ruvini Ghosh

4. Partha Pratim Dey

5. Thuma Ghosh

6. Sipra Dey

7. Pinky Dey

8. Sandip Ghosh

9. Prabir Kanti DC

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

N/A APEX REALTY

1. Sanjay Kumar Das

2. Minis Das

3. Shyam Das

4. Subhankar Biswas
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barrackpore,

Barrackpore Court

Entl. No. -WB-570/2004

Laser Setter:

Preetam Das

Preetam Das

Alokendu Bandyopadhyay

Advocate

UNDER RULE 44A OF THE I.R. ACT



Biswanath Das

(1) Name : **SRI BISWANATH DAS**

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Biswanath Das

SIGNATURE OF THE PRESENTANT



Mihir Guin

(2) Name : **SRI MIHIR GUIN**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Mihir Guin

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI SWAPAN DAS**

Swapan Das

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Swapan Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUBHANKAR BISWAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



SRI PRATIK DEY

(1) Name :

Pratik Deo

LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

THUMB

FORE

MIDDLE

RING

LITTLE



Pratik Deo

SIGNATURE OF THE PRESENTANT

SMT. JHUMA SARKAR

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Jhuma Sarkar



LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

THUMB

FORE

MIDDLE

RING

LITTLE



Jhuma Sarkar

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1920



(1) Name : SMT. RUMI GHOSH

Rumi Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Rumi Ghosh

SIGNATURE OF THE PRESENTANT



(2) Name : SRI PARTHA PRATIM DEY

Partha Pratim Dey

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Partha Pratim Dey

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



SMT. SOMA GHOSH

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



SIGNATURE OF THE PRESENTANT

SMT. SIPRA DEY

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



Sipra Dey

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **MISS PINKY DEY**

Pinky

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Pinky Dey

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI SUDIP GHOSH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sudip Ghosh



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sudip Ghosh

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



SRI PRABIR KANTI DE

Prabir Kanti De

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

All the above fingerprints are of the abovenamed person, and attested by the said person.

Prabir Kanti De

SIGNATURE OF THE PRESENTANT

X

X

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

X	X	X	X	X
---	---	---	---	---

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

X	X	X	X	X
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X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-07434/2022	Date of Registration	16/08/2022
Query No / Year	1524-8002477700/2022	Office where deed is registered	
Query Date	16/08/2022 1:09:02 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 1,00,00,000/-		Rs. 1,32,04,528/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152407395/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Pancharantala Road (Panihati Municipality), Mouza: Sukhchar, , Ward No: 21, Holding No:183/71 Pin Code : 700115

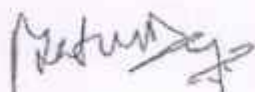
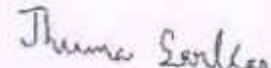
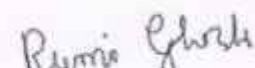
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-616	RS-823	Bastu	Bastu	3 Katha 6 Chatak 5 Sq Ft	30,00,000/-	36,75,327/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-617	RS-822	Bastu	Bastu	6 Katha 8 Chatak 35 Sq Ft	60,00,000/-	71,16,701/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			16.3854Dec	90,00,000 /-	107,92,028 /-	
		Grand Total :			16.3854Dec	90,00,000 /-	107,92,028 /-	

Structure Details :

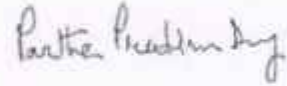
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3500 Sq Ft.	9,50,000/-	23,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1799 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1701 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2	175 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 175 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

Total :	3675 sq ft	10,00,000 /-	24,12,500 /-
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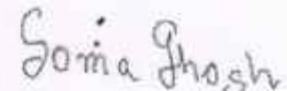
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pratik Dey Son of Mr Parimal Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	A-1/3, ECTP, Phase-III, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
2	Name Smt Jhuma Sarkar Wife of Mr Puspa Ranjan Sarkar Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	31, Karunamoyee, City:- Titagarh, P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GVxxxxxx5A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
3	Name Smt Rumi Ghosh Wife of Mr Suvendu Ghosh Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022

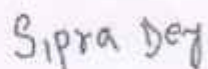
B-13/28, Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx1J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Partha Pratim Dey Son of Late Pujish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
		16/08/2022	LTI 16/08/2022	16/08/2022

Kulinpara, Sukchar, Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office

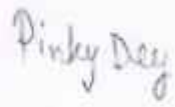
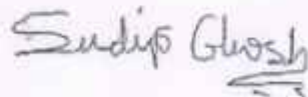
5	Name	Photo	Finger Print	Signature
	Smt Soma Ghosh Wife of Mr Prabir Kumar Ghosh Executed by: Self, Date of Execution: 16/08/2022 Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
		16/08/2022	LTI 16/08/2022	16/08/2022

Raja Lane, Sukchar Bazar Para, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx9N, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Smt Sipra Dey Wife of Late Pritish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
		16/08/2022	LTI 16/08/2022	16/08/2022

Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx1Q, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office

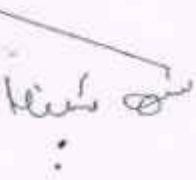
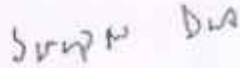


7	Name Miss Pinky Dey (Presentant) Daughter of Late Prithish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CHxxxxxx1B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
8	Name Mr Sudip Ghosh Son of Mr Sunil Ranjan Ghosh Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Branch Panchanantala Road, City:- Khardah, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
9	Name Mr Prabir Kanti De Son of Mr Paritosh Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Kulinpara, Sukchar, Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				

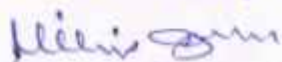
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APEX REALTY Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Biswanath Das Son of Late Narayan Chandra Das Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:42PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)				
2	Name Mr Mihir Guin Son of Late Siddheswar Guin Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:43PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)				
3	Name Mr Swapn Das Son of Late Foudi Das Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:43PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Ramkrishna Apartment, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)				
4	Name Mr Subhankar Biswas Son of Mr Madhab Chandra Biswas Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:44PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022

M/s APEX REALTY

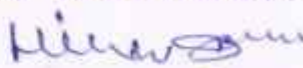

 Partner

2No., Subhash Nagar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr S Banerjee Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	16/08/2022	16/08/2022	16/08/2022
Identifier Of Mr Pratik Dey, Smt Jhuma Sarkar, Smt Rumi Ghosh, Mr Partha Pratim Dey, Smt Soma Ghosh, Smt Sipra Dey, Miss Pinky Dey, Mr Sudip Ghosh, Mr Prabir Kanti De, Mr Biswanath Das, Mr Mihir Guin, Mr Swapan Das, Mr Subhankar Biswas			



M/s APEX REALTY

Partner

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-0.620023 Dec
2	Smt Jhuma Sarkar	APEX REALTY-0.620023 Dec
3	Smt Rumi Ghosh	APEX REALTY-0.620023 Dec
4	Mr Partha Pratim Dey	APEX REALTY-0.620023 Dec
5	Smt Soma Ghosh	APEX REALTY-0.620023 Dec
6	Smt Sipra Dey	APEX REALTY-0.620023 Dec
7	Miss Pinky Dey	APEX REALTY-0.620023 Dec
8	Mr Sudip Ghosh	APEX REALTY-0.620023 Dec
9	Mr Prabir Kanti De	APEX REALTY-0.620023 Dec

Transfer of property for L2

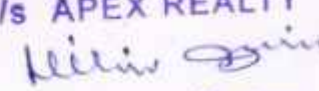
Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-1.20058 Dec
2	Smt Jhuma Sarkar	APEX REALTY-1.20058 Dec
3	Smt Rumi Ghosh	APEX REALTY-1.20058 Dec
4	Mr Partha Pratim Dey	APEX REALTY-1.20058 Dec
5	Smt Soma Ghosh	APEX REALTY-1.20058 Dec
6	Smt Sipra Dey	APEX REALTY-1.20058 Dec
7	Miss Pinky Dey	APEX REALTY-1.20058 Dec
8	Mr Sudip Ghosh	APEX REALTY-1.20058 Dec
9	Mr Prabir Kanti De	APEX REALTY-1.20058 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-388.88888900 Sq Ft
2	Smt Jhuma Sarkar	APEX REALTY-388.88888900 Sq Ft
3	Smt Rumi Ghosh	APEX REALTY-388.88888900 Sq Ft
4	Mr Partha Pratim Dey	APEX REALTY-388.88888900 Sq Ft
5	Smt Soma Ghosh	APEX REALTY-388.88888900 Sq Ft
6	Smt Sipra Dey	APEX REALTY-388.88888900 Sq Ft
7	Miss Pinky Dey	APEX REALTY-388.88888900 Sq Ft
8	Mr Sudip Ghosh	APEX REALTY-388.88888900 Sq Ft
9	Mr Prabir Kanti De	APEX REALTY-388.88888900 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-19.44444400 Sq Ft
2	Smt Jhuma Sarkar	APEX REALTY-19.44444400 Sq Ft
3	Smt Rumi Ghosh	APEX REALTY-19.44444400 Sq Ft
4	Mr Partha Pratim Dey	APEX REALTY-19.44444400 Sq Ft
5	Smt Soma Ghosh	APEX REALTY-19.44444400 Sq Ft
6	Smt Sipra Dey	APEX REALTY-19.44444400 Sq Ft
7	Miss Pinky Dey	APEX REALTY-19.44444400 Sq Ft
8	Mr Sudip Ghosh	APEX REALTY-19.44444400 Sq Ft
9	Mr Prabir Kanti De	APEX REALTY-19.44444400 Sq Ft

M/s APEX REALTY

 Partner



M/s APEX REALTY

Helin Sini
Partner

On 16-08-2022

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

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

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

Presented for registration at 14:26 hrs on 16-08-2022, at the Office of the A.D.S.R. SODEPUR by Miss Pinky Dey, 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 1,32,04,528/-

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

Execution is admitted on 16/08/2022 by 1. Mr Pratik Dey, Son of Mr Parimal Kanti Dey, A-1/3, ECTP, Phase-III, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 2. Smt Jhuma Sarkar, Wife of Mr Puspa Ranjan Sarkar, 31, Karunamoyee, P.O: Talpukur, Thana: Titagarh, , City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 3. Smt Rumi Ghosh, Wife of Mr Suwendu Ghosh, B-13/28, Kalyani, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession House wife, 4. Mr Partha Pratim Dey, Son of Late Pujish Kanti Dey, Kulinpara, Sukchar, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 5. Smt Soma Ghosh, Wife of Mr Prabir Kumar Ghosh, Raja Lane, Sukchar Bazar Para, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 6. Smt Sipra Dey, Wife of Late Pritish Kanti Dey, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 7. Miss Pinky Dey, Daughter of Late Pritish Kanti Dey, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Others, 8. Mr Sudip Ghosh, Son of Mr Sunil Ranjan Ghosh, Branch Panchanantala Road, P.O: B D Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service, 9. Mr Prabir Kanti De, Son of Mr Paritosh Dey, Kulinpara, Sukchar, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-08-2022 by Mr Biswanath Das, Partner, APEX REALTY, Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Mihir Guin, Partner, APEX REALTY, Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Swapan Das, Partner, APEX REALTY, Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Subhankar Biswas, Partner, APEX REALTY, Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

M/s APEX REALTY



Partner

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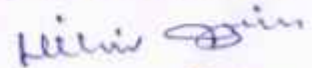
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Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



M/s APEX REALTY



Partner

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Volume number 1524-2022, Page from 256462 to 256516
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ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.



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M/s APEX REALTY

Partner