

5-10517

10327/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AW 275402

8-3394677/25

**DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTERED DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
 DEVELOPMENT AGREEMENT made and executed on 17th Day of December Two
 Thousand Twenty-Five (2025)**

9 3394677/25

AR
 [Signature]

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

Sub-Registrar,
 South 24 Parganas

18 DEC 2025

WE, 1. SHRI SHYAMAL KUMAR GHOSH, alias Shyamal Ghosh, son of Late Panchu Gopal Ghosh, having his Income Tax Permanent Account No. (**AEJPG 6559F**), and Aadhaar No. (**8316 4613 0544**), by Faith-Hindu, by Nationality-Indian, by Occupation-Service, residing at Elachi, Baguipara Road, Post Office-Narendrapur, Police Station-Sonarpur, Kolkata-700103, District-South 24 Parganas, West Bengal. **2. SHRI PRATAP CHANDRA GHOSH**, son of late Kamal Kumar Ghosh, having his Income Tax Permanent Account No. (**ADYPG 7662B**), and Aadhaar No. (**5923 3998 6316**), by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Purbanchal, Madarhat Road, Post Office & Police Station-Baruipur, Kolkata-700144, District-South 24 Parganas, West Bengal. **3. SHRI SPANDAN GHOSH**, son of Shyamal Kumar Ghosh, having his Income Tax Permanent Account No. (**DDJPG 1159M**), and Aadhaar No. (**2692 4768 7621**), by Faith-Hindu, by Nationality-Indian, by Occupation- Service, residing at Elachi, Baguipara Road, Post Office-Narendrapur, Police Station-Sonarpur, Kolkata-700103, District-South 24 Parganas, in the State of West Bengal, **4. SMT SAGARIKA GHOSH**, wife of Shyamal Kumar Ghosh having her Income Tax Permanent Account No. (**AWAPG 0855D**), and Aadhaar No. (**2692 4768 7621**), by Faith-Hindu, by Nationality-Indian, by Occupation- House Wife, residing at Elachi, Baguipara Road, Post Office-Narendrapur, Police Station-Sonarpur, Kolkata-700103, District-South 24 Parganas, in the State of West Bengal hereinafter jointly referred to as **LANDOWNERS/PRINCIPAL**, hereby send Greetings.

IN FAVOUR OF

SUUCASA CENTRINO REALTY LLP a Limited Liability Partnership concern incorporated under the provision of the Limited Liability Partnership Act 2008, having its Income Tax Permanent Account Number (**AFUFS 2552N**) registered office at 825, Mahamayatala Road, Post Office- Garia, Police Station-Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal represented by one of its partners namely **SHRI NIKHIL GHOSH, (PAN NO. ADMPG 4391D)**, Aadhaar Number (**3228 2453 7680**) son of Late Haran Chandra Ghosh, residing at 825, Mahamayatala Road, Post Office- Garia, Police Station-Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal, hereinafter referred to as the **ATTORNEY/DEVELOPER**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: Title of ownership flows as follows from time to time.

A. The **Land Owners** herein are the absolute owners of **ALL THAT** piece and parcel of Land measuring an area of **20 Cottahs 14 Chittaks 23 Sq. Ft.** more or less, lying and situated within Mouza- Elachi, comprised and contained in J.L. No.70, Revenue Survey No. 223, Touzi No.3-5, under R.S. Dag Nos. 78, 80, 81, 96, and 97 appertaining to R.S. Khatian No. 31, 915, 807, 808, 809, 810, 811, and 142 corresponding to LR. Dag Nos. 74, 76, 77, 92, 93, appertaining to L.R. Khatian Nos. 2715, 2716, 2871, 2978, and

3442, being **Municipal Holding No.797, S.N. Ghosh Avenue**, situated within the Local Jurisdiction of the Ward No.26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station-Sonarpur, Kolkata -700103, District- South 24-Parganas, within the jurisdiction of Additional District Sub Registrar at Sonarpur, in the State of West Bengal which is more fully particularly described in the **SCHEDULE** hereunder written

B. That while said Shyamal Kumar Ghosh, Pratap Chandra Ghosh, Sagarika Ghosh and Spandan Ghosh enjoying their **ALL THAT** piece and parcel of Land measuring an area of **20 Cottahs 14 Chittaks 23 Sq. Ft.** more or less, lying and situated within Mouza-Elachi, comprised and contained in J.L. No.70, Revenue Survey No. 223, Touzi No.3-5, under R.S. Dag Nos. 78, 80, 81, 96, and 97 appertaining to R.S. Khatian No. 31, 915, 807, 808, 809, 810, 811, and 142 corresponding to LR. Dag Nos. 74, 76, 77, 92, 93, appertaining to L.R. Khatian Nos. 2715, 2716, 2871, 2978, and 3442, being **Municipal Holding No.797, S.N. Ghosh Avenue**, situated within the Local Jurisdiction of the Ward No.26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Police Station-Sonarpur, Kolkata -700103, District- South 24-Parganas, within the jurisdiction of Additional District Sub Registrar at Sonarpur, in the State of West Bengal, the Land Owners herein being desirous of promoting and developing the said premises which is morefully particularly described in the schedule hereunder written and accordingly approached the **DEVELOPER** to develop the said premises by constructing multistoried and/or commercial building/s thereon consisting of several self-sufficient residential flats, car parking spaces, office, shops as per the plan sanctioned by the Rajpur Sonarpur Municipality and the developer herein also agreed with the proposal of the owners.

C. As such the principals herein have entered into a Registered Development Agreement with, **SUUCASA CENTRINO REALTY LLP** a Limited Liability Partnership concern incorporated under the provision of the Limited Liability Partnership Act 2008, having its Income Tax Permanent Account Number (**AFUFS 2552N**) registered office at 825, Mahamayatala Road, Post Office- Garia, Police Station-Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal represented by one of its partners namely **SHRI NIKHIL GHOSH, (PAN NO. ADMPG 4391D)**, Aadhaar Number (**3228 2453 7680**) son of Late Haran Chandra Ghosh, residing at 825, Mahamayatala Road, Post Office- Garia, Police Station-Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal hereinafter referred to as the **DEVELOPER** to develop the schedule mentioned property and other properties to attached with the land by other development agreement on the terms and condition and stipulations contained in the said Development Agreement which was duly registered in the office of the Additional District Sub Registrar- at Sonarpur and recorded, in Book No. I, volume No. 1608-2025 as Deed No. 10323 for the year 2025.

D. One of the conditions contained in the said agreement is that the principal shall grant Development Power of Attorney in favour of the Developer to carry out the

Development work and also for transfer of the flats/units to the intending Purchaser/s as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

E. We, therefore, appoint **SUUCASA CENTRINO REALTY LLP** a Limited Liability Partnership concern incorporated under the provision of the Limited Liability Partnership Act 2008, having its Income Tax Permanent Account Number (**AFUFS 2552N**) registered office at 825, Mahamayatala Road, Post Office- Garia, Police Station- Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal represented by one of its partners namely **SHRI NIKHIL GHOSH, (PAN NO. ADMPG 4391D)**, Aadhaar Number (**3228 2453 7680**) son of Late Haran Chandra Ghosh, residing at 825, Mahamayatala Road, Post Office- Garia, Police Station- Erstwhile Sonarpur, presently Narendrapur, Kolkata-700084, District-South 24 Parganas West Bengal, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting us with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for the construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings, constructions thereof and every part thereof.

2. To look after and manage the said holding in all respects as our said Attorney shall deem fit and proper.

3. To defend possession, manage and maintain the said Holding/Property.

4. To prepare and apply to the Rajpur-Sonarpur Municipality and all other statutory authorities including local bodies for sanction of the Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Rajpur-Sonarpur Municipality, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.

5. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.

6. To appear and represent and act for the Land Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Land Reforms Act, and all other concerned authorities including office

of the Rajpur- Sonarpur Municipality, Police Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

7. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, Metropolitan Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Rajpur-Sonarpur Municipality, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

8. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for the purpose of getting the plan approved from the Rajpur-Sonarpur Municipality and other appropriate authorities and also to appear and represent the Land Owners before the Rajpur-Sonarpur Municipality and all the concerned authorities in connection with the aforesaid matters, electric connection and/or any other utilities in connection thereof from any authority or authorities.

9. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the Rajpur- Sonarpur Municipality and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.

10. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding

- 11. 10.** To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.
- 12.** To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities
- 13.** To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
- 14.** To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the undivided and impartible share in the said Holding in terms of the Said Development Agreement and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
- 15.** To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy/sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.
- 16.** The Developer shall obtain construction finance / loan by pledging and mortgaging the said property (as referred in SCHEDULE) either in part or in full in terms of the Development Agreement from any bank / financial institution.
- 17.** To charge or encumber or mortgage the schedule mentioned property or any part of the project irrespective of developer and land owners allocation in favour of any Bank or financial institution for obtaining loan or finance for execution of the Project. Further to sign any deed, documents or mortgage documents on behalf the land owners as may required for the same.
- 18.** To apply for mutation, conversion of the schedule premises with the BL & LRO, as well as the Rajpur Sonarpur Municipality.
- 19.** To apply for obtaining registration of project with the Real Estate Regulatory Authority of West Bengal and sign the necessary papers on their behalf.

20. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Land Owners.

21. For all or any of the purposes herein before stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the Rajpur-Sonarpur Municipality.

22. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

23. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Premises.

24. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned including municipality and to do all things necessary in connection with the Said Premises.

25. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Holding.

26. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Holding.

27. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.

28. To apply before the office of the Rajpur-Sonarpur Municipality and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith

and to apply for revaluation and/or fresh valuation of the Said Premises.

29. To apply before the office of the Rajpur-Sonarpur Municipality and other authorities for separation, amalgamation, and apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.

30. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.

31. To cause demolition of any existing structures on the Property of Said Holding.

32. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the Rajpur-Sonarpur Municipality and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.

33. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.

34. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.

35. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.

36. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.

37. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.

38. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance and transfer by way of sale or lease of the Developer's Allocations in the said premises on our behalf as if I could have lawfully done if personally present.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached

the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the Rajpur Sonarpur Municipality and the DEVELOPER herein also agreed with the proposal of the OWNER.

**THE SCHEDULE ABOVE IS REFERRED TO
DESCRIPTION OF LAND**

ALL THAT piece and parcel of Land measuring an area of **20 Cottahs 14 Chittaks 23 Sq. Ft.** more or less, lying and situated within Mouza- Elachi, comprised and contained in J.L. No.70, Revenue Survey No. 223, Touzi No.3-5, under R.S. Dag Nos. 78, 80, 81, 96, and 97 appertaining to R.S. Khatian No. 31, 915, 807, 808, 809, 810, 811, and 142 corresponding to LR. Dag Nos. 74, 76, 77, 92, 93, appertaining to L.R. Khatian Nos. 2715, 2716, 2871, 2978, and 3442, being Municipal **Holding No.797, S.N. Ghosh Avenue**, Assessee No. 1104302761590, situated within the Local Jurisdiction of the Ward No.26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata -700103, District- South 24-Parganas, within the jurisdiction of Additional District Sub Registrar at Sonarpur, in the State of West Bengal, the area of split of land are mentioned herein below and the entire land is butted and bounded as follows:

SL. No.	R.S. Dag	R.S. Khatian	L.R. Dag	L.R. Khatian	Area In Decimal
1.	78	811,807, 808, 809, 810,142,	74	2715	4.3876
2.	78	811,807, 808, 809, 810,142,	74	2716	4.3632
3.	80	915	76	2871	7.8551
4.	81	811,807, 808, 809, 810,142,	77	2978	8.528
5.	96	915	92	3442	6
6.	97	31	93	2716	3.4261
Total Land Area: 20 Cottahs 14 Chittaks 23 Sq. Ft.					34.56 Decimal

ON THE NORTH : R.S. Dag No. 79 & R.S. Dag No. 78 (Part) (97) (P).
ON THE SOUTH : R.S. Dag No. 93 (P) & R.S. Dag No. 82, R.S Dag No.78 (Part).
ON THE WEST : By S.N Ghosh Avenue (Municipal Road).
ON THE EAST : By 10 Ft Wide Common Passages.

IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named principal and attorney in
the presence of WITNESSES at
Kolkata.

1. Tapanand
Sorapur
UOL-150

2. Diganta Chatterjee
Baruipur
Kol- 700144

1. Shyamal K. Ghosh
alias Shyamal Ghosh

2. Pratap Chandra Ghosh

3. Spandan Ghosh

4. Sagarika Ghosh

SIGNATURE OF THE PRINCIPAL

N. Rajib Ghosh

SIGNATURE OF THE ATTORNEY

DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE CLIENT

Rajib Ghosh

RAJIB GHOSH

Advocate

Rco Legal, Advocate & Solicitors,
High Court Calcutta 6, Old Post Office
Street, Basement Room No. I Kolkata-
700001. F/2190/2005/2019



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

Signature:- *Shyamal K. Ghosh*
alias: Shyamal Ghosh



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

Signature:- *Pratap Chandra Ghosh*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

Signature:- *Spandan Ghosh*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

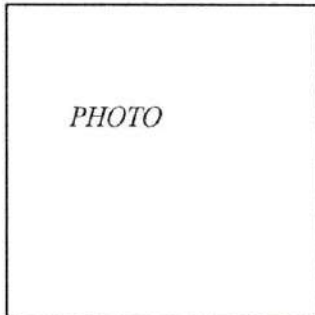
Signature:- Sagarika Ghosh



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

Signature:- Nikhil Ghosh



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-

Signature:-

Major Information of the Deed



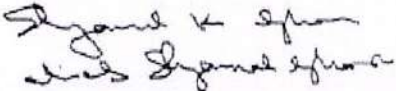


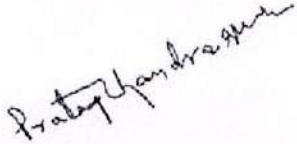



Deed No :	I-1608-10327/2025	Date of Registration	18/12/2025
Query No / Year	1608-8003394677/2025	Office where deed is registered	
Query Date	17/12/2025 4:06:46 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapas Panda Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9804990889, Status :Others		
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. 6/-		Rs. 2,63,91,260/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 600/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160810323/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



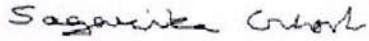
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:797 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-74	LR-2715	Bastu	Bastu	4.3876 Dec	1/-	33,50,529/-	Width of Approach Road: 35 Ft., , Project Name :
L2	LR-74	LR-2716	Bastu	Danga	4.3632 Dec	1/-	33,31,897/-	Width of Approach Road: 35 Ft., , Project Name :
L3	LR-76	LR-2871	Bastu	Bastu	7.8551 Dec	1/-	59,98,437/-	Width of Approach Road: 35 Ft., , Project Name :
L4	LR-77	LR-2978	Bastu	Bastu	8.528 Dec	1/-	65,12,288/-	Width of Approach Road: 35 Ft., , Project Name :
L5	LR-92	LR-3442	Bastu	Bastu	6 Dec	1/-	45,81,816/-	Width of Approach Road: 35 Ft., , Project Name :
L6	LR-93	LR-2716	Bastu	Bastu	3.4261 Dec	1/-	26,16,293/-	Width of Approach Road: 35 Ft., , Project Name :
		TOTAL :			34.56Dec	6 /-	263,91,260 /-	
		Grand Total :			34.56Dec	6 /-	263,91,260 /-	

Principal Details :










SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shyamal Kumar Ghosh, (Alias: Shyamal Ghosh) Son of Late Panchu Gopal Ghosh Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office	 17/12/2025	 Captured LTI 17/12/2025	 17/12/2025
	Elachi, Baguipara Road, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: aexxxxxx9f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office			
2	Name Mr Pratap Chandra Ghosh Son of Late Kamal Kumar Ghosh Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office	 17/12/2025	 Captured LTI 17/12/2025	 17/12/2025
	Purbachal, Madarhat Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: adxxxxxx2b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office			
3	Name Mr Spandan Ghosh Son of Mr Shymal Kumar Ghosh Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office	 17/12/2025	 Captured LTI 17/12/2025	 17/12/2025
	Elachi, Baguipara Road, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ddxxxxxx9m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs Sagarika Ghosh Wife of Mr Shyamal Kumar Ghosh Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office		 Captured	
	17/12/2025		LTI 17/12/2025	17/12/2025
Elachi, Baguipara Road, City:- Not Specified, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: awxxxxxx5d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/12/2025 , Admitted by: Self, Date of Admission: 17/12/2025 ,Place : Office				



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Suucasa Centrino Realty LLP 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: afxxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 17/12/2025, , Admitted by: Self, Date of Admission: 17/12/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 17 2025 4:27PM</td> <td>LTI 17/12/2025</td> <td>17/12/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 17/12/2025, , Admitted by: Self, Date of Admission: 17/12/2025, Place of Admission of Execution: Office		 Captured			Dec 17 2025 4:27PM	LTI 17/12/2025	17/12/2025
Name	Photo	Finger Print	Signature										
Mr Nikhil Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 17/12/2025, , Admitted by: Self, Date of Admission: 17/12/2025, Place of Admission of Execution: Office		 Captured											
	Dec 17 2025 4:27PM	LTI 17/12/2025	17/12/2025										
825, Mahamayatala Road, City:- , 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.:: adxxxxxx1d,Aadhaar No Not Provided Status : Representative, Representative of : Suucasa Centrino Realty LLP (as partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Tapas Panda Son of Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	
	17/12/2025	17/12/2025	17/12/2025

Identifier Of Mr Shyamal Kumar Ghosh, Mr Pratap Chandra Ghosh, Mr Spandan Ghosh, Mrs Sagarika Ghosh, Mr Nikhil Ghosh

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-1.0969 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-1.0969 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-1.0969 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-1.0969 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-1.0908 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-1.0908 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-1.0908 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-1.0908 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-1.96378 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-1.96378 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-1.96378 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-1.96378 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-2.132 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-2.132 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-2.132 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-2.132 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-1.5 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-1.5 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-1.5 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-1.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Kumar Ghosh	Suucasa Centrino Realty LLP-0.856525 Dec
2	Mr Pratap Chandra Ghosh	Suucasa Centrino Realty LLP-0.856525 Dec
3	Mr Spandan Ghosh	Suucasa Centrino Realty LLP-0.856525 Dec
4	Mrs Sagarika Ghosh	Suucasa Centrino Realty LLP-0.856525 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:797 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 74, LR Khatian No:- 2715	Owner:প্রভাশ চন্দর ঘোষ, Gurdian:কমল কুমার, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 74, LR Khatian No:- 2716	Owner:শ্যামল ঘোষ, Gurdian:পাটু গোসাল, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 76, LR Khatian No:- 2871	Owner:প্রভাশ চন্দর ঘোষ, Gurdian:কমল কুমার, Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 77, LR Khatian No:- 2978	Owner:মাগরিকা ঘোষ, Gurdian:শ্যামল , Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 92, LR Khatian No:- 3442	Owner:সন্দন ঘোষ, Gurdian:শ্যামল কুমার, Address:এলাচি নরেন্দ্রপুর , Classification:বাগান, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 93, LR Khatian No:- 2716	Owner:শ্যামল ঘোষ, Gurdian:পাটু গোসাল, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160810327 / 2025

On 17-12-2025

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

Presented for registration at 16:11 hrs on 17-12-2025, at the Office of the A.D.S.R. SONARPUR by Mr Nikhil Ghosh ,

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 2,63,91,260/-

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

Execution is admitted on 17/12/2025 by 1. Mr Shyamal Kumar Ghosh, Alias Shyamal Ghosh, Son of Late Panchu Gopal Ghosh, Elachi, Baguipara Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 2. Mr Pratap Chandra Ghosh, Son of Late Kamal Kumar Ghosh, Purbachal, Madarhat Road, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Mr Spandan Ghosh, Son of Mr Shymal Kumar Ghosh, Elachi, Baguipara Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 4. Mrs Sagarika Ghosh, Wife of Mr Shyamal Kumar Ghosh, Elachi, Baguipara Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession House wife

Indetified by Tapas Panda, , , Son of Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 17-12-2025 by Mr Nikhil Ghosh, partner, Suucasa Centrino Realty LLP, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Tapas Panda, , , Son of Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others



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

On 18-12-2025

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 600.00/-

