

2985/23

P-3051/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 943873

9-8-858588/23

Signature

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
document

DISTRICT SUB-REGISTRAR
HOOGHLY

31 MAR 2023

GENERAL POWER OF ATTORNEY

RELATED WITH DEVELOPMENT AGREEMENT

BEING No. 3048 DATED 31/03/2023

KNOW ALL MEN BY THIS PRESENTS-

1. SRI KAMAL KUMAR SAHA (PAN - BPKPS0775N), Son of Late Madhusudan Saha, by faith - Hindu (Indian Citizen), by profession - Service, resident of - Borokhejuria, P.O. - Adconagar, P.S. - Mogra, Dist - Hooghly, Pin - 712121.

Signature

contd.....2

১৫৭৭২

31/03/23

সংখ্যা... ৫৫০
 মূল্য... ৭
 প্রেরতার নাম...
 সাক্ষর...
 থানা...
 জেলা...
 ভাষার স্বাক্ষর...

জিত চ্যাটার্জী
 নাইসেন্দ্র প্রান্ত স্টেশন ভেঙার
 জন্য ছাত্র অফিসের ইন্সপেক্টর, কলকাতা



[Handwritten signature]

DISTRICT SUB-REGISTRAR-
 HOOGHLY

31 MAR 2023

(2)

2. **SRI SAILEN GHOSH (PAN – AGJPG6133H.)**, Son of Sudhir Chandra Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, resident of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121 hereinafter referred to as the **LANDOWNERS/EXECUTANTS**.

WHEREAS the landowners/Executants being the owners of the property as described in the schedule herein below entered in to a Development agreement with “**NARAYANI CONSTRUCTION**” (PAN - AAUFN8150C) a partnership firm having its office situated at -Adconagar, Adisaptagram Station Road, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

NOW KNOW BY THIS PRESENTS We,

1. **SRI KAMAL KUMAR SAHA (PAN - BPKPS0775N)**, Son of Late Madhusudan Saha, by faith – Hindu (Indian Citizen), by profession – Service, resident of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121,

2. **SRI SAILEN GHOSH (PAN – AGJPG6133H.)**, Son of Sudhir Chandra Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, resident of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121 do hereby nominet , constitute and appoint “**NARAYANI CONSTRUCTION**” (PAN - AAUFN8150C) a Partnership firm having its office at- Adconagar, Adisaptagram Station Road, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121, represented by its authority Signatories

1. **SRI SAILEN GHOSH (PAN – AGJPG6133H)**, Son of Sudhir Chandra Ghosh, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

2. **SRI KAUSTAV ADHIKARY @ KAUSTABA ADHIKARY (PAN – AKGPA2136H)**, Son of Kartick Chandra Adhikary @ Kartik Adhikari, by faith – Hindu (Indian Citizen),

(3)

by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

3. **SMT. MANJU SAHA (PAN – BHHPS9681Q)**, Wife of Sri Ratan Saha, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, Near Adconagar Sporting Club, Saptagram, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121.

4. **SMT. BARNALI SAHA (PAN – DVAPS8575Q)**, Wife of Sri Kamal Kumar Saha, by faith – Hindu (Indian Citizen), by profession – Business, of – Borokhejuria, P.O. – Adconagar, P.S. – Mogra, Dist – Hooghly, Pin – 712121 as our true and lawful attorney for us in our name and on our behalf to do execute and perform the following acts, deeds, matters and things in respect of the property as described in the schedule herein below.

1. To look after work, manage, control and supervise the affairs of our said property and construction of the building of the said property as described in the Schedule hereunder written on our behalf.
2. To supervise the construction of the building of the said property morefully and particularly described in the Schedule hereunder written.
3. To appear for and on our behalf before the appropriate authorities of the Saptagram Gram Panchayet or Zilla Parishad, Hooghly as the case may be and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building or Building for making the building habitable.



(4)

4. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories, to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
5. To enter into Agreement for Sale or Agreements for Sale with, the intending purchaser or purchasers for the sale of flat/s./car parking spaces and other spaces of the building or Buildings as mentioned in the/said Agreement for Development dated 31/03/2023 duly registered in the Office of the, District Sub- Registrar- I Hooghly to be constructed on the said premises in accordance with sanctioned plan issued by Saptagram Gram Panchayet and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Space and other Spaces of the Building or Buildings and give valid receipts and discharge for the same.
6. To file and defend any or all suits, cases, appeals, complainants and also sign and verify all plaints written statements, counter claims, revisions, review, memorandum of appeal and any applications of whatsoever manner or nature for and on our behalf that is to be instituted and or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule hereunder written or any portion thereof and also to present and



(5)

prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder in any Court of Law, to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder written and/or the said premises.

7. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
9. To present any conveyance or conveyances for registration of the 70% share of the total constructed area of the building as per sanction building plan to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property as mentioned in the Schedule in the said Agreement for Development or any portion thereof to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourself.
10. To sign, execute, admits, execution of and present for registration and register Sale Deed of the 70% share of the total constructed area of the building as per sanction building plan Release Deed, Exchange Deed, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of his own share of the said property or any portion thereof as mentioned in the said development agreement which was registered in the Office of the Dist Sub-Register - I, Hooghly at Chinsurah being No. - 3048 for the year



(6)

2023 infavour of the intending purchaser/purchasers before the competent registering authority and have registered according authority and have registered according to law which we could do the same by ourself.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the sell of the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

(SCHEDULE PROPERTY)

1) a) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- Property of Kamal Kumar Saha ;

On the South- 20ft wide Pucca Road ;

On the East- 10ft wide passage ;

On the West- Layout Plot No. 1 & 3 .



(7)

1) b) ALL THAT piece and parcel of Bastu measuring about 02 cottah 08 chittak 20 sq.ft. more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra and also in R.S. Dag No. 148 corresponding to L.R. Khatian No. 642 (Kamal Kumar Saha), L.R. Dag No. 148, Kalabagan land but at present Bastu land by way of conversion Case being No. CN/2022/0601/239 Dated 22/02/2022 by measuring about 01 Cottah 06 Chittak 25 sq.ft. more or less of Mouza - Trishbigha, J.L. No. 50 P.S. - Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office –Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- L.R. Plot No. 148 ;

On the South- Layout Plot No. 3 ;

On the East- 10ft wide passage

On the West - Property of Swapan Chakraborty.

Thus in the aforesaid L.R. Plot and L.R. Khatian the property measuring about (03 cottah 15 chittak + 02 cottah 08 chittak 20 sq.ft. + 01 cottah 06 chittak 25 sq.ft.) = 06 cottah 30 chittak or 0.13 (Zero Point One Three) acre together with Electric, water, passage and path together with all easement right.

2) a) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less together with 50 years old two storied pucca building measuring about in the ground floor 400 Sq.ft and in the First Floor 400 sq.ft. lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 779 (Sailen Ghosh), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. – Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office – Chinsurah, under Saptagram Gram Panchayet.

Sw

The said property butted and bounded by:-

On the North- Property of Sailen Ghosh ;

On the South- 20ft wide pucca road ;

On the East- Property of Kamal Kumar Saha ;

On the West - Property of Chandra Goswami.

2) b) ALL THAT piece and parcel of Bastu measuring about 03 cottah 15 chittak more or less lying and situated in the R.S. Dag No. 43/375 Corresponding to L.R. Khatian No. 779 (Sailen Ghosh), L.R. Dag No. - 43/375, under Mouza- Borokhejuria, J.L. No.- 49, P.S. - Mogra, Dist Sub-Registry office Hooghly, Additional Dist Sub-Registry Office - Chinsurah, under Saptagram Gram Panchayet.

The said property butted and bounded by:-

On the North- Property of Swapan Banerjee and others ;

On the South- Property of Swapan Banerjee and others ;

On the East- L.R. Dag No. 43/375 ;

On the West - Property of Chandra Goswami.

Thus in the aforesaid L.R. Plot and L.R. Khatian the property measuring about (03 cottah 15 chittak + 03 cottah 15 chittak) = 06 cottah 30chittak or 0.13 (Zero Point One Three) acre together with Electric, water, passage and path together with all easement right.



IN WITNESS WHEREOF we have signed and executed this Power Of Attorney in the manner provided by law on this 31ST day of March, 2023.

SIGNED, SEALED AND DELIVERED

In presence of the witnesses.

1. *Rishi Debnath,*
Chinurah Court
Chinurah, Hooghly
712101 1.

Komal K. Saha.

2. *Biraj Mohan Datta*
Advocate
Chinurah
Hooghly 2.

Sailen Ghosh.

SIGNATURE OF THE LANDOWNERS/EXECUTANTS

1. *Sailen Ghosh.* NARAYANI CONSTRUCTION Partner

Drafted by me

Biraj Mohan Datta
Advocate

Chinurah Judge's Court

Hooghly

Regn. No. *MB/586/23*

2. *Kamini Adhikari.* NARAYANI CONSTRUCTION Partner

3. *Manju Saha.* NARAYANI CONSTRUCTION Partner


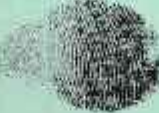

4. *Barnali Saha.* NARAYANI CONSTRUCTION Partner












Typed by me

21/03/23

SIGNATURE OF THE PARTNERS OF NARAYANI CONSTRUCTION AND DEVELOPERS

বিক্রেতা / ক্রেতা / দাতা / গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Monju Saha		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
<u>Monju Saha</u> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Banonali Saha.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
<u>Banonali Saha.</u> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

দুই হাতের আঙ্গুলের ছাপ (টিপ)

ক্রেতা / বিক্রেতা / গ্রহীতা

বাঁ হাতের আঙ্গুলের ছাপ (টিপ)

ডান হাতের আঙ্গুলের ছাপ (টিপ)



1
বৃদ্ধাঙ্গুলী



2
তঞ্জনী



3
মধ্যমা



4
অনামিকা



5
কনিষ্ঠা












Saiten Ghosh

Saiten Ghosh

স্বাক্ষর

বিক্রেতা / ক্রেতা / দাতা / গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Kamel Kr. Saha.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
 Kamel Kr. Saha. স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
 Kamel Kr. Saha.		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) অঙ্গুণী	(২) অঙ্গুণী	
 Kamel Kr. Saha. স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAUFN8150C



नाम / Name
NARAYANI CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation/Formation
19/05/2022

52681

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAILEN GHOSH

SUDHIR CHANDRA GHOSH

07/01/1974
Permanent Account Number

AGJPG6133H

Sailen Ghosh
Signature



08092006

Sailen Ghosh



ভারত সরকার

Government of India

শৈলেন ঘোষ

Sailen Ghosh

পিতা : সুধীর চন্দ্র ঘোষ

Father : Sudhir Chandra Ghosh



জন্মতারিখ/DOB: 07/01/1974

পুরুষ / Male



6236 3272 8259

আধার - সাধারণ মানুষের অধিকার

Sailen Ghosh,



ভারতীয় ৱিপিট পিওসিচি-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: বড় খেজুরিয়া
হুগলী-চাঁচড়া (এম), অ্যাডকোনগর
হুগলী, পশ্চিম বঙ্গ,

Address: BARO KHEJURIA,
Hooghly-Chinsurah (m),
Adconagar, Hooghly, West
Bengal, 712121

6236 3272 8259



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Sailen Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMAL KUMAR SAHA

MADHUSUDAN SAHA

10/11/1972

Permanent Account Number

BPKPS0775N



Kamal K. Saha.
Signature

13112007

Kamal K. Saha.



भारत सरकार
Government of India



Issue Date: 06/12/2013



Kamal Kumar Saha
DOB: 10/11/1972
Male

3133 9755 5324

मेरा आधार, मेरी पहचान

Kamal K. Saha,

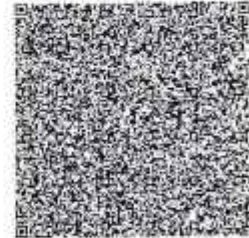


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 15/09/2021

Address: C/O: Madhusudan Saha, Baro
khejuria, Hugli-chinsurah(m), Hooghly, West
Bengal, 712121



3133 9755 5324



1947



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KAUSTAV ADHIKARY

KARTICK CHANDRA ADHIKARY

25/04/1983

Permanent Account Number

AKGPA2136H



Kartick Chandra Adhikary

Signature

Kartick Chandra Adhikary



ভারত সরকার
Government of India



কৌস্তব অধিকারী
Kaustav Adhikary
পিতা : কার্তিক চন্দ্র অধিকারী
Father : Kartick Chandra Adhikary
জন্মতারিখ / DOB : 25/04/1983
পুরুষ / Male



9749 5935 0619

আধার - সাধারণ মানুষের অধিকার

Kaustav Adhikary



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
Unique Identification Authority of India

ঠিকানা:
বড়খেজুরিয়া, হুগলী চুচুড়া
(এম), হুগলী, অ্যাডকোনাগর,
পশ্চিমবঙ্গ, 712121

Address:
Barokhejuria, Hooghly Chinsurah
(M), Hooghly, Adconagar, West
Bengal, 712121

9749 5935 0619

1947
1800 300 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANJU SAHA

KANAI SAHA

22/04/1981

Permanent Account Number

BHHPS9681Q

Manju Saha

Signature

Manju Saha



ভারত সরকার
 Unique Identification Authority of India
 ভাৰত সৰকাৰ

Enrollment No. : 1408/77451/11994

১৪০৮/৭৭৪৫১/১১৯৯৪
 T2
 Manju Saha
 K3 ৯৫১
 D/O Kanai Saha
 W/O Hatan Saha
 Near Adkonager Sporting Club
 Barokhulura
 Saptagram
 Adkonager, Chinsurah - Magra, Hooghly,
 West Bengal - 712121
 9432257197



KA216035408FH
 21603540



আপনার আধার সংখ্যা / Your Aadhaar No. :

6561 8311 9459

আমার আধার, আমার পরিচয়

ভাৰত সৰকাৰ

১৪০৮/৭৭৪৫১/১১৯৯৪

১৪০৮/৭৭৪৫১/১১৯৯৪

Manju Saha

DOB: 22/04/1981

Female

6561 8311 9459




আমার আধার, আমার পরিচয়

Manju Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BARNALI SAHA

ANANDA ROY

20/10/1979

Permanent Account Number

DVAPS8575Q

Barnali Saha.

Signature



10122011

Barnali Saha.



ভারত সরকার

Government of India

বর্নালী সাহা

Barnali Saha

পিতা : আনন্দ রায়

Father : Ananda Roy

জন্মতারিখ/DOB: 20/10/1979

মহিলা / Female



7684 2944 4951

আধার - সাধারণ মানুষের অধিকার

Barnali Saha.



ভারতীয় বিনিয়োগ পরিষদের প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: বড় খেজুরিয়া
হুগলী-চিনসুরা (এম), অ্যাডকোনাগর
হুগলী, পশ্চিমবঙ্গ,

Address: BARO
KHEJURIYA, Hooghly-
Chinsurah (M), Adconagar,
Hooghly, West Bengal,
712121

7684 2944 4951

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-0601-03051/2023	Date of Registration	31/03/2023
Query No / Year	0601-8000858588/2023	Office where deed is registered	
Query Date	31/03/2023 3:31:33 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	RAJIB DUTTA Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9830285898, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,50,000/-	Rs. 88,02,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060103048/2023		

Land Details :

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: BaroKhejuria, Pin Code : 712121

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-375	LR-642	Bastu	Bastu	0.11 Acre	1,00,000/-	37,12,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-375	LR-779	Bastu	Bastu	0.13 Acre	1,00,000/-	43,87,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					24Dec	2,00,000 /-	81,00,000 /-	



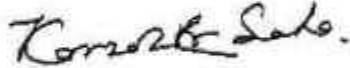


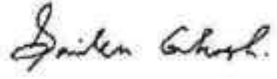
District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: Trishbigha, Pin Code : 712121

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-148	LR-782	Bastu	Kala Bagan	0.02 Acre	50,000/-	1,62,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					26Dec	2,50,000 /-	82,62,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	800 Sq Ft.	1,00,000/-	5,40,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		800 sq ft	1,00,000 /-	5,40,000 /-	

Principal Details :



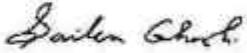



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KAMAL KUMAR SAHA (Presentant) Son of Late MADHUSUDAN SAHA Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			
		31/03/2023	LTI 31/03/2023	31/03/2023
BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BPxxxxxx5N, Aadhaar No: 31xxxxxxxx5324, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SAILEN GHOSH Son of SUDHIR CHANDRA GHOSH Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office			
		31/03/2023	LTI 31/03/2023	31/03/2023







BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3H, Aadhaar No: 62xxxxxxxx8259, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	NARAYANI CONSTRUCTION ADCCONAGAR ADISAPTARAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly West Bengal, India, PIN:- 712121 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAILEN GHOSH Son of SUDHIR CHANDRA GHOSH Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office	 <small>Mar 31 2023 3:43PM</small>	 <small>LTI 31/03/2023</small>	 <small>31/03/2023</small>
	BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3H, Aadhaar No: 62xxxxxxxx8259 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)			
2	Name	Photo	Finger Print	Signature
	Shri KAUSTAV ADHIKARY, (Alias Name: KAUSTABA ADHIKARY) Son of KARTICK CHANDRA ADHIKARY ALIAS KARTTICK ADHIKARI Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office	 <small>Mar 31 2023 3:44PM</small>	 <small>LTI 31/03/2023</small>	 <small>31/03/2023</small>
	BOROKHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6H, Aadhaar No: 97xxxxxxxx0619 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)			

3	Name	Photo	Finger Print	Signature
	Smt MANJU SAHA Daughter of Shri RATAN SAHA Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office	 <small>Mar 31 2023 3:45PM</small>	 <small>LTI 31/03/2023</small>	 <small>31/03/2023</small>
BOROKHEJURIA NEAR ADCCONAGAR SPORTING CLUB, SAPTAGRAM, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx1Q, Aadhaar No: 65xxxxxxxx9459 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	Smt BARNALI SAHA Wife of Shri KAMAL KUMAR SAHA Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office	 <small>Mar 31 2023 3:45PM</small>	 <small>LTI 31/03/2023</small>	 <small>31/03/2023</small>
BOROJHEJURIA, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DVxxxxxx5Q, Aadhaar No: 76xxxxxxxx4951 Status : Representative, Representative of : NARAYANI CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJIB DUTTA Son of Late S K DUTTA CNS COURT, City:- , P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101	 <small>31/03/2023</small>	 <small>31/03/2023</small>	 <small>31/03/2023</small>

Identifier Of Shri KAMAL KUMAR SAHA, Shri SAILEN GHOSH, Shri SAILEN GHOSH, Shri KAUSTAV ADHIKARY,
 Smt MANJU SAHA, Smt BARNALI SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-0.11 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-0.13 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-1 Dec
2	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL KUMAR SAHA	NARAYANI CONSTRUCTION-400.00000000 Sq Ft
2	Shri SAILEN GHOSH	NARAYANI CONSTRUCTION-400.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: BaroKhejuria, Pin Code : 712121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375, LR Khatian No:- 642	Owner:কমল কুমার সাহা, Gurdian:মধুসূদন , Address:নিজ , Classification:বাস্ত, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 375, LR Khatian No:- 779	Owner:শৈলেন ঘোষ, Gurdian:সুধীর চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.13000000 Acre,	Owner Name not selected by applicant.

District: Hooghly, P.S:- Magra, Gram Panchayat: SAPTAGRAM, Mouza: Trishbigha, Pin Code : 712121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 148, LR Khatian No:- 782	Owner:কমল কুমার সাহা, Gurdian:মধুসূদন , Address:বড়াখেজুরিয়া , Classification:কলা বাগান, Area:0.02000000 Acre,	Owner Name not selected by applicant.

On 31-03-2023

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

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

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

Presented for registration at 15:40 hrs on 31-03-2023, at the Office of the D.S.R. - I HOOGHLY by Shri KAMAL KUMAR SAHA , 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 88,02,000/-

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

Execution is admitted on 31/03/2023 by 1. Shri KAMAL KUMAR SAHA, Son of Late MADHUSUDAN SAHA, BOROKHEJURIA, P.O: ADCCONAGAR, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Hindu, by Profession Service, 2. Shri SAILEN GHOSH, Son of SUDHIR CHANDRA GHOSH, BOROKHEJURIA, P.O: ADCCONAGAR, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712121, by caste Hindu, by Profession Business

Indetified by Mr RAJIB DUTTA, , Son of Late S K DUTTA, CNS COURT, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-03-2023 by Shri SAILEN GHOSH, Partner, NARAYANI CONSTRUCTION, ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121

Indetified by Mr RAJIB DUTTA, , Son of Late S K DUTTA, CNS COURT, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Shri KAUSTAV ADHIKARY, , KAUSTABA ADHIKARY Partner, NARAYANI CONSTRUCTION, ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121

Indetified by Mr RAJIB DUTTA, , Son of Late S K DUTTA, CNS COURT, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Smt MANJU SAHA, Partner, NARAYANI CONSTRUCTION, ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121

Indetified by Mr RAJIB DUTTA, , Son of Late S K DUTTA, CNS COURT, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Smt BARNALI SAHA, Partner, NARAYANI CONSTRUCTION, ADCCONAGAR ADISAPTAGRAM STATION ROAD, City:- , P.O:- ADCCONAGAR, P.S:-Magra, District:-Hooghly, West Bengal, India, PIN:- 712121

Indetified by Mr RAJIB DUTTA, , Son of Late S K DUTTA, CNS COURT, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

- 1. Stamp: Type: Impressed, Serial no 14792, Amount: Rs.50.00/-, Date of Purchase: 31/03/2023, Vendor name: J Chatterjee

Jayanti Mukhopadhyay

Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2023, Page from 56978 to 56998

being No 060103051 for the year 2023.



Jayanti Mukhopadhyay

Digitally signed by JAYANTI
MUKHOPADHYAY

Date: 2023.04.04 13:35:41 -07:00

Reason: Digital Signing of Deed.

(Jayanti Mukhopadhyay) 2023/04/04 01:35:41 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I HOOGHLY

West Bengal.

(This document is digitally signed.)