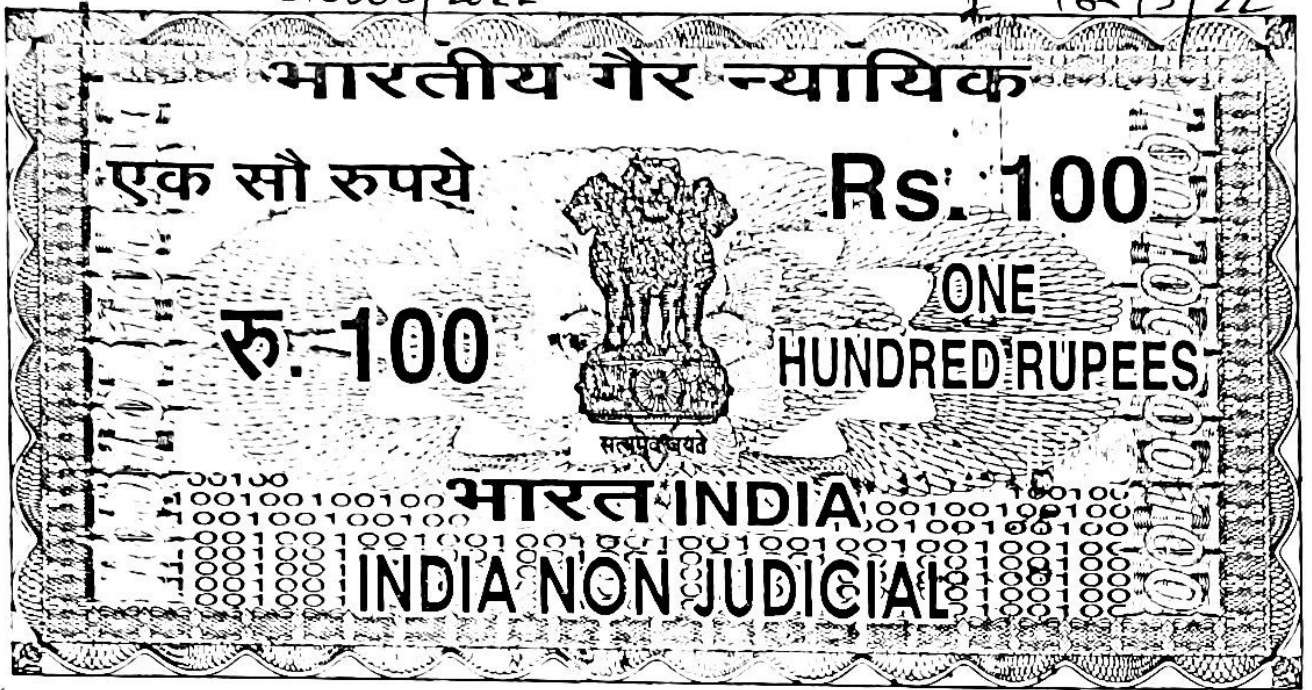


016868/2022

2-16515/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 760479

V.C. Case No. 2801/22

D. No. 1506-8003601247/2022

(Certified that the documents & documents
in connection with the case have been
examined and found to be correct & true
and the documents are part of the record)

22 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is
made on this the 21st day of December, 2022 (Two
Thousand Twenty Two) of the Christian Era.

ক্রমিক নং: ৭৭৭৪ তারিখ: ২০/১২/২২

স্বাক্ষর: Mr

পিতা: Pradi P. Kumar Saha and others

ঠিকানা: 507/81, Jessore Road, Deben Nagar Colony KOL-700046

ডেপুটি: Ranjit Kumar

কাজের ক্ষেত্রে

কালিপুর নগর পৌরসভা

২০

ডেপুটি: Ranjit Kumar

ক্রমিক নং: ৭৭৭৪

তারিখ: ২০-১২-২২

স্বাক্ষর: Ranjit Kumar

20 DEC 2022

এ টি.ডি. নং মোট কট টাকা

250000

স্বাক্ষর: Ranjit Kumar

Deleip Kumar Saha



9705 21/12/22

Deleip Kumar Saha



9706 20

Pradi P. Kumar Saha



9707 20

Pradi P. Kumar Saha



9708 20

Sova Ran Saha



9709 20

Manika Saha



Asst. District Sub-Registrar

Cossipore, Dum Dum

21 DEC 2022

KNOW ALL MEN BY THESE PRESENTS :- (1) **SRI DILIP KUMAR SAHA** (PAN - AJAPS8886R& Aadhaar No. 7681 9340 2452), residing at 507/81, Jessore Road, Bebindra Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, by Occupation - Retired Person, (2) **SRI TARUN KUMAR SAHA** (PAN - COQPS6948F& Aadhaar No. 4957 7572 3470), residing at C-18, Mandir Side, Chak Kashipur CT, P.O.- Birlapur, P.S.- Nodakhali, District - South 24 Parganas, PIN - 743318, by Occupation - Service, (3) **SRI PRADIP KUMAR SAHA** (PAN - CBZPS6607M& Aadhaar No. 8682 6911 4777), residing at 507/81, Jessore Road, Bebindra Colony, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700074, all are son of Late Hemanta Lal Saha, by Occupation - Business, (4) **SMT. SOVA RANI SAHA** (PAN - DBTPS8984Q& Aadhaar No. 8034 7247 4221), D/o. Late Hemanta Lal Saha, residing at 182, P.K. Guha Lane, P.O.- Motijheel, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700028, by Occupation - Housewife, (5.A) **SRI MANIKA SAHA** (PAN - CUAPS3580B& Aadhaar No. 8731 8172 0940), wife of Late Uttam Kumar Saha, by Occupation - Service, (5.B) **SRI ABHIJIT SAHA** (PAN - DMYPS5200R & Aadhaar No. 5254 7919 2405), Son of Late Uttam Kumar Saha, by Occupation - Service, both are residing at 56, South Panshila, P.O.- Panshila, P.S.- Sodepur, District - North 24 Parganas, Kolkata - 700112, all are by Faith - Hindu, by Nationality - Indian, SEND GREETINGS are the absolute joint owner and possessors of ALL THAT piece and parcel of Bastu land measuring an area 02 (Two) Cottah be the same a little more or less togetherwith one 300 sq.ft. Tin Shed residential house standing thereon lying and situated at



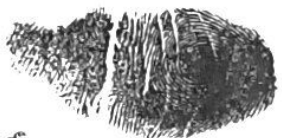
9710 21¹² no 22

Abhijit Saha



9711 20

Gouranga Das



9712 20

Anup Kumar



9721 20

Identified by me
Koushik Mukherjee
S/o. Subash Mukherjee
358, R.N. Gupta Road.
KOL-700074




Asst. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

Mouza - SATGACHI, J.L. No. 20, S.P. No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), being Holding No. 72, Raja Debendra Nagar Colony, in Ward No. 21, within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, under Police Station - Dum Dum, within District - North 24 Parganas, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

WHEREAS with a view to develop the said land by constructing of a G+4 storied building I have entered into a Development Agreement on with the "S.G. CONSTRUCTION" (PAN - AERFS2921M) a Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, represented by its partners namely (1) SRI GOURANGA DAS, (PAN - AZVPD0166E), son of Subodh Chandra Das, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) SRI SWARUP DEBNATH, (PAN - ALGPD4089B), Son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, under some terms and conditions mentioned thereon which was duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, being Deed No. T- 16547 for the year 2022 and now we hereby appointed said "S.G. CONSTRUCTION" (PAN - AERFS2921M) a



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Adcl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2025

Partnership Firm, having its office at 368 Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, represented by its partners namely (1) SRI GOURANGA DAS, (PAN - AZVPD0166E), Son of Subodh Chandra Das, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, (2) SRI SWARUP DEBNATH, (PAN - ALGPD4089B), Son of Late Gour Mohan Debnath, residing at 115 Nayapatty Road, Water Tank, P.O.- Bangur Avenue, P.S.- Dum Dum, District - North 24 Parganas, Kolkata - 700055, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, as my true and lawful Constituted Attorney in my name on my behalf to do execute and perform all acts, deeds and things as follows:-

1. To Lookafter and maintain the Schedule mentioned property.
2. To construct a multi storied building upon the said land mentioned in the Schedule herein below in accordance with the Sanctioned Plan in my name and to sign on my behalf in the proposed Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the South Dum Dum Municipality.
3. To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell my building consisting of different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written except my Allocation to any



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addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2001

intending Purchaser or Purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner it deems fit and proper.

4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developer's Allocation.
6. Upon such receipt as aforesaid in my name and as my acts and deeds, to sign, execute and deliver any conveyance or conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees in respect of Developer's Allocation after handing over Owners' Allocation.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders/cheques or in any other form whatsoever in my own names and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in, Respect of such instrument regarding Developer's Allocation.



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addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and ~~Other~~ Judicial process to execute any Judgment, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any kind of Affidavit.
10. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between myself and any other person or persons and compounds or compromise the same.
11. To sign and execute any deed or deeds, declarations, instruments and assurances which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and



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Addl. District Sub-Registrar
Cossipora, Dum Dum

21 DEC 2023

effectually conveying the said property as I could do myself, if personally present in respect of Developer's Allocation..

12. To present any such conveyance or conveyances, Mortgage Deed, Lease Deed, Amalgamation Deed or declarations for registration before the Additional District Sub-Registrar, District Sub- Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things which my said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as I could do the same my save and except Owner's Allocation.
13. To attend any Court of Law either Civil or Criminal and to represent me in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
14. To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
15. To appoint Architect; Civil Engineer, Structural Engineer, Labour, Labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building.



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Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

16. To appear in any suit, proceedings, motion, L.A. Office, I.T. Office etc. on my behalf and to represent me before the B.L. & L.R.O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below.
17. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as my Constituted Attorney shall think fit and proper.
18. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developer's Allocation.
19. To deliver possession of flat/flats, Shops, Units, Spaces, garages etc. except Owner's Allocation, as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which my Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
20. To represent me before the concerned Municipality and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

Certificate on my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.

21. To represent me before the C.E.S.C. Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on my behalf and collect all receivables, vouchers etc. from it.
22. To pay or cause to be paid all municipal rates, taxes and other outgoings and impositions payable in respect of the schedule property.
23. For the better doing performing and executing the Acts, Deeds, matters and things aforesaid we do hereby further grant unto or in favour of our said Attorney full power and absolute authority to do all such acts as we said Attorney shall from time to time think fit and proper.
24. To sign and acknowledge all registered or insured letters parcels or money orders and to receive delivery thereof.
25. To negotiate and settle terms with the intending buyers/ purchasers, for sale and/or transfer the property of the proposed buildings.
26. To receive consideration money, sale proceeds and/or any money from the prospective buyers and/or person or persons in respect of



Asst. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

the below schedule property and to grant proper and effectual receipt thereof.

27. To execute and register necessary documents including the Sale Deed in respect of flats, shops, garage to present any such Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar or A.R.A. Kolkata having authority for and to have said Conveyance registered and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the buildings consisting of several flats/Garages and/or service area in the proposed buildings or part thereof as the case may be.
28. To appear and present myself in the Municipality for executing, signing etc. Plan, extension Plan etc. on my behalf.
29. To pay tax, rents and any other statutory imposition in any manner whatsoever in my name and on my behalf.
30. To appear for and represent on my behalf before the Electricity Supply authorities including any statutory body or authorities, Government or semi-Government concern or concerns for getting the electricity connection in the proposed project on our behalves.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by us said Attorney which



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Asst. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

shall be construed as my acts, deeds and things done by us to all intents and purpose and if we personally present even notwithstanding the facts that no special power in that behalf is contained in these presents;

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring an area 02 (Two) Cottah be the same a little more or less togetherwith one 300 sq.ft. Tin Shed residential house standing thereon lying and situated at Mouza - SATGACHI, J.L. No. 20, S.P./ Khatian No. 10, comprised in C.S./R.S. Plot/Dag No. 238(P), being Holding No. 72, Raja Debendra Nagar Colony, in Ward No. 21, within the local limits of South Dum Dum Municipality, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, under Police Station - Dum Dum, within District - North 24 Parganas, which is butted and bounded as follows:-

On the North :- S.P. No. 7;

On the South :- E.P. No. 34;

On the East :- 12 feet wide Colony Road;

On the West :- E.P. No. 33;




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this **DEVELOPMENT POWER OF ATTORNEY** on the day, month and year hereinabove written.

Signature of the Attesting

Witnesses with Address: -

1. Tanmoy Saha
507/81, Jorjore Road
Debenrangga Colony
KOL-74
2. Koushik Mukherjee
80/3, Sapam Mukherjee
258, R.N. Buiha Road

1. Dilip Kumar Saha
2. Tarun Kumar Saha
3. Prashant Kumar Saha
4. Sova Rani Saha
- 5A. Manika Saha
- 5B. Abhijit Saha

Explained the Contents of this
POWER OF ATTORNEY the Parties
to their Complete understanding.

Drafted by:-

Koushik Mukherjee
Advocate

District Judges' Court

North 24 Parganas

ENROLL - P/1737/1619/12

Composed by :-

[Signature]
Barasat Court

Signature of the Executants

Power accepted by :-

"S.G. CONSTRUCTION"

Gouranga Das

Partner

[Signature]

Partner

Signature of the ATTORNEY



addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Dilip Kumar Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Tarun Kumar Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Pradip Kumar Saha	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						




*dd. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 Sova Rani Saha	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
			Thumb	Fore	Middle	Ring	Little
(Right Hand)							
							
	 Manika Saha	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
			Thumb	Fore	Middle	Ring	Little
(Right Hand)							
							
	 Abhisit Saha	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
			Thumb	Fore	Middle	Ring	Little
(Right Hand)							
							



Adul. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 Gouranga Bas	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 Gouranga Bas	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



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Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2023



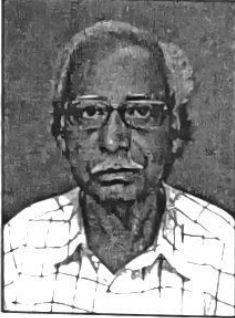
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15068003601247/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DILIP KUMAR SAHA 507/81, Jessore Road, Bebendra Colony, City:- , P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			<i>Dilip Kumar Saha</i> 21/12/22
2	Mr TARUN KUMAR SAHA 507/81, Jessore Road, Bebendra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			<i>Tarun Kumar Saha</i> 21/12/2022
3	Mr PRADIP KUMAR SAHA 507/81, Jessore Road, Bebendra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			<i>Pradip Kumar Saha</i> 21/12/2022




Asst. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SOVARANI SAHA 182, P.K. Guha Lane, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Principal			Sova Rani Saha 24/12/22
5	Mrs MANIKA SAHA 56, South Panshila, City:- , P.O:- Panshila, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700112	Principal			Manika Saha 21/12/22
6	Mr ABHIJIT SAHA 56, South Panshila, City:- , P.O:- Sodepur, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700112	Principal			AbhiJit Saha 21/12/2022
7	Mr GOURANGA DAS 30/45, Nayapatty Road, Durgabati Colony, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [S.G. CONSTR UCTION]			Gouranga Das 21/12/22




Addl. District Sub-Registrar
Cossipore, Dum Dum

21 DEC 2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr SWARUP DEBNATH 115 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [S.G. CONSTR UCTION]			<i>Swarup Debnath</i> 21/12/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr KOUSHIK MUKHERJEE Son of Mr SWAPAN MUKHERJEE 358, R N GUHA ROAD, City:- , P.O:- MOTIJHEEL, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074	Mr DILIP KUMAR SAHA, Mr TARUN KUMAR SAHA, Mr PRADIP KUMAR SAHA, Mrs SOVARANI SAHA, Mrs MANIK SAHA, Mr ABHIJIT SAHA, Mr GOURANGA DAS, Mr SWARU DEBNATH			<i>Koushik Mukherjee</i> 21/12/22

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Adol. District Sub-Registrar
Cossipore. Dum Dum




Addl. District Sub-Registrar
Coasipore, Dum Dura

21 DEC 2022

Major Information of the Deed

Deed No :	I-1506-16615/2022	Date of Registration	22/12/2022
Query No / Year.	1506-8003601247/2022	Office where deed is registered	
Query Date	21/12/2022 2:22:03 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	KOUSHIK MUKHERJEE Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8100277271, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 26,91,000/-		
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]:- 150616547/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Raja Debendra Colony, Mouza: Satgachi, , Ward No: 21, Holding No:72 Pin Code : 700074

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-247	LR-10	Bastu	Bastu	2 Katha	1/-	26,10,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.3Dec	1 /-	26,10,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DILIP KUMAR SAHA (Presentant) Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebedra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6R, Aadhaar No: 76xxxxxxxx2542, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence
2	Mr TARUN KUMAR SAHA Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebedra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: COxxxxxx8F, Aadhaar No: 49xxxxxxxx3470, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence
3	Mr PRADIP KUMAR SAHA Son of Late Hemanta Lal Saha 507/81, Jessore Road, Bebedra Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx7M, Aadhaar No: 86xxxxxxxx4777, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence
4	Mrs SOVARANI SAHA Daughter of Late Hemanta Lal Saha 182, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DBxxxxxx4Q, Aadhaar No: 80xxxxxxxx4221, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence
5	Mrs MANIKA SAHA Wife of Late Uttam Kumar Saha 56, South Panshila, City:- , P.O:- Panshila, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CUxxxxxx0B, Aadhaar No: 87xxxxxxxx0940, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence
6	Mr ABHIJIT SAHA Son of Late Uttam Kumar Saha 56, South Panshila, City:- , P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DMxxxxxx0R, Aadhaar No: 52xxxxxxxx2405, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.G. CONSTRUCTION 368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GOURANGA DAS Son of Subodh Chandra Das 30/45, Nayapatty Road, Durgabati Colony, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.G. CONSTRUCTION (as PARTNER)
2	Mr SWARUP DEBNATH Son of Late Gour Mohan Debnath 115 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.G. CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KOUSHIK MUKHERJEE Son of Mr SWAPAN MUKHERJEE 358, R N GUHA ROAD, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700074			
Identifier Of Mr DILIP KUMAR SAHA, Mr TARUN KUMAR SAHA, Mr PRADIP KUMAR SAHA, Mrs SOVARANI SAHA, Mrs MANIKA SAHA, Mr ABHIJIT SAHA, Mr GOURANGA DAS, Mr SWARUP DEBNATH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
2	Mr TARUN KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
3	Mr PRADIP KUMAR SAHA	S.G. CONSTRUCTION-0.55 Dec
4	Mrs SOVARANI SAHA	S.G. CONSTRUCTION-0.55 Dec
5	Mrs MANIKA SAHA	S.G. CONSTRUCTION-0.55 Dec
6	Mr ABHIJIT SAHA	S.G. CONSTRUCTION-0.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
2	Mr TARUN KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
3	Mr PRADIP KUMAR SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
4	Mrs SOVARANI SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
5	Mrs MANIKA SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft
6	Mr ABHIJIT SAHA	S.G. CONSTRUCTION-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Raja Debendra Colony, Mouza: Satgachi, , Ward No: 21, Holding No:72 Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 247, LR Khatian No:- 10		Owner Name not selected by applicant.

On 21-12-2022

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

Presented for registration at 19:05 hrs on 21-12-2022, at the Private residence by Mr DILIP 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 26,91,000/-

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

Execution is admitted on 21/12/2022 by 1. Mr DILIP KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 2. Mr TARUN KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 3. Mr PRADIP KUMAR SAHA, Son of Late Hemanta Lal Saha, 507/81, Jessore Road, Bebendra Colony, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 4. Mrs SOVARANI SAHA, Daughter of Late Hemanta Lal Saha, 182, P.K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 5. Mrs MANIKA SAHA, Wife of Late Uttam Kumar Saha, 56, South Panshila, P.O: Panshila, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 6. Mr ABHIJIT SAHA, Son of Late Uttam Kumar Saha, 56, South Panshila, P.O: Sodepur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service

Identified by Mr KOUSHIK MUKHERJEE, , Son of Mr SWAPAN MUKHERJEE, 358, R N GUHA ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-12-2022 by Mr GOURANGA DAS, PARTNER, S G. CONSTRUCTION (Partnership Firm), 368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr KOUSHIK MUKHERJEE, , Son of Mr SWAPAN MUKHERJEE, 358, R N GUHA ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 21-12-2022 by Mr SWARUP DEBNATH, PARTNER, S.G. CONSTRUCTION (Partnership Firm), 368 Nayapatty Road, City:- , P.O:- Bangur Avenue, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr KOUSHIK MUKHERJEE, , Son of Mr SWAPAN MUKHERJEE, 358, R N GUHA ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 22-12-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4498, Amount: Rs.100.00/-, Date of Purchase: 21/12/2022, Vendor name: R Pal

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 558568 to 558594
being No 150616615 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.12.27 13:29:31 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/12/27 01:29:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)