

20049/2023

I. 17458/23



पश्चिम बंगाल WEST BENGAL

AH 588221

31/3070863/23

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13/12/23
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration and the Signature Sheet and the
endorsement are the per
Additional Registrar
of Assurances II, Kolkata

11 3 DEC 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS, we, [1] SRIMATI BELA RANI SAHA [PAN AKUPS5244E] [AADHAAR 2570 2090 3869], wife of Late Ranjit Kumar Saha, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at TG-1/21, Tegharia, Piyarabagan, Post Office - Hatiara, under Police Station - Baguiati, District North 24-Parganas, Pin - 700 059, State - West Bengal and **[2] SRIMATI RUBY SAHA [PAN AJJPS2832A] [AADHAAR 4585 4134 6605],** daughter of Late Ranjit Kumar Saha and wife of Sri Manik Saha, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at B.H-182/1, Vidya Sagar Pally, Post Office - Krishnapur, under Police Station - Baguiati, District North 24-Parganas, Pin - 700 102, State - West Bengal, hereinafter called and referred to as the Executants/Principals (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) **SEND GREETINGS** in favour of :-

M/S. T. S. REALITY [PAN AAVFT3596K], a Partnership Firm, having its Office at Premises No. BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, being represented by its Partners namely **[1] SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948],** son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal and **[2] SRI SUROJIT SAHA [PAN BJDPS7798L] [AADHAAR 9291 2400 2251],** son of Sri Dipankar Saha, residing at DD-23, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, both by Religion Hindu, by Occupation Business, by Nationality Indian, hereinafter to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

WHEREAS we, **[1] SRIMATI BELA RANI SAHA** and **[2] SRIMATI RUBY SAHA,** are the absolute owners of **ALL THAT** piece and parcel of **BASTU** land measuring an area of **9 Cottahs 3 Chittack 31 Square feet** and/or **15 Decimal** more or less **TOGETHER WITH** a Two storied residential building with Cemented Flooring measuring about 2782 [two thousand seven hundred eighty two] Square Feet more or less, i.e. Ground Floor measuring about 1391 [one thousand three hundred ninety one] Square Feet more or less and First Floor measuring about 1391 [one thousand three hundred ninety one] Square Feet more or less, comprised in **R. S./ L. R. Dag. No.: 554** [land measuring about 5 Cottahs 6 Chittack 42 Square feet more or less], **555** [land measuring about 1 Cottah 0 Chittack 12 Square feet more or less], **591/615** [land measuring about 2 Cottahs 12 Chittack 22 Square feet more or less], under **L.**

R. Khatian Nos.: 1312, 1296, 1295, 366/1, under C. S. Khatian Nos.: 36, 136, C. S. Dag. Nos.: 610, 565, R. S. Khatian Nos.: 56, 189, 233; R. S. No.: 116, J. L. No.: 9, Touzi No.: 191, Parganas Kolkata, within **Mouza - Teghoria, Kolupukur, Police Station: Baguiati (formerly Rajarhat)**, within Bidhannagar Municipal Corporation, Ward No.: 11, District 24 Parganas, West Bengal, PIN: 700 059, which is more fully and particularly described in the First Schedule hereunder written, which is free from all sorts of encumbrances, charges, whatsoever in nature.

WHEREAS we have entered into a Development Agreement on day of 2023 with **M/S. T. S. REALITY [PAN AAVFT3596K]**, a Partnership Firm, having its Office at Premises No. BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, being represented by its Partners namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal and [2] **SRI SUROJIT SAHA [PAN BJDPS7798L] [AADHAAR 9291 2400 2251]**, son of Sri Dipankar Saha, residing at DD-23, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, both by Religion Hindu, by Occupation Business, by Nationality Indian, to develop the aforesaid property under some terms and conditions mentioned therein which is duly registered in the office of the A.R.A at KOLKATA, Being No. 17428 on the 13 day of DECEMBER 2023.

WHEREAS we are busy with our own day to day work/service and at the same time have lack of contemplation and funds to construct a new building on the land comprised in the said Premises as per Plan to be sanctioned by the local authority of the above facts it is not possible for us to look after, manage and control the entire affair including construction the new proposed multi-storied building on the aforesaid premises, hence we do hereby pleased to nominate, constitute and appoint **M/S. T. S. REALITY [PAN AAVFT3596K]**, a Partnership Firm, having its Office at Premises No. BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, being represented by its Partners namely [1] **SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal and [2] **SRI SUROJIT SAHA [PAN BJDPS7798L] [AADHAAR 9291 2400 2251]**, son of Sri Dipankar Saha,

residing at DD-23, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, both by Religion Hindu, by Occupation Business, by Nationality Indian, to be our lawful ATTORNEY to act for us in our name and on our behalf and for the sake of brevity hereinafter referred to as the ATTORNEY to do all or any of the act, deeds, matters, things, perform, execute and came to be done, executed and performed whatsoever relating to the said property which fully described in the Schedule herein below and also relating to the SAID PREMISES solely and/or severally hereinafter as mentioned below in our name and our behalf.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT we the above-named PRINCIPALS do hereby appoint, nominate and constitute attorney **M/S. T. S. REALITY [PAN AAVFT3596K]**, a Partnership Firm, having its Office at Premises No. BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, Baguiati, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, being represented by its Partners namely **[1] SRI TAPAN SAHA [PAN BSKPS3435E] [AADHAAR 2668 6021 8948]**, son of Sri Prabir Saha, residing at DD-11/5, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal and **[2] SRI SUROJIT SAHA [PAN BJDPS7798L] [AADHAAR 9291 2400 2251]**, son of Sri Dipankar Saha, residing at DD-23, Baguiati Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State West Bengal, both by Religion Hindu, by Occupation Business, by Nationality Indian, to do all or any of the act, deeds, matters things, perform, execute and came to be done, executed and performed whatsoever relating to the said property which fully described in the Schedule herein below and also relating to the SAID PREMISES solely and /or severally hereinafter as mentioned below in our name and our behalf that is to say:-

1. To appear and represent us before any authority and authorities including the Rajarhat Gopalpur Municipality and/or Bidhannagar Municipal Corporation, the K M D A, Airport Authority, Fire Brigade, WB Police, The Competent Authority under the Urban Land and Regulations Act, 1976 (as amended upto date) and the Govt. of West Bengal in connection with the modification and/or alteration of the Sanctioned Plan.
2. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.

3. To pay fees to obtain such orders or orders and permissions from the appropriate authorities as to be expedient for sanction and/or revision of the building. Plan and submit and take delivery of the title deed concerning the said premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification, and/ or alteration of the Development plan to any authority or authorities.
5. To develop the said premises making the construction of building thereon as per plan and/or revised building Plan which is to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Bidhannagar Municipal Corporation and/or Town Planning Authorities and/or any other Competent Authority or authorities for the time being are strictly observed.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility to the said premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit all the papers, applications and to do all other acts, deeds, and things as may be deemed fit and proper by the said Attorney.
8. To use, shift, or re-adjust the existing electricity connection in the said premises in such manner, as the said Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and license fees, from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fillings of the existing structure

to be demolished as mentioned the deed of Agreement for the development of the said Premises.

10. To appear and represent us before all authorities including those under the RGM and/or Bidhannagar Municipal Corporation for fixation and/or formalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
12. To execute, file and submit declarations, deed of conveyance., deed of Gift, and/or its rectification deed for registration, statements, applications and/or returns to the Competent Authority, registry office or offices, or any other necessary authority or authorities about the matter herein contained and as per terms and conditions of the said Development Agreement.
13. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to us.
14. To sign and execute the Deed of Amalgamation, submit and take delivery of site Plan, building plan, revised building Plan, ~~application of Phase I & II certificate~~, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered RGM/Bidhannagar Municipal Corporation in respect of our property more fully and specifically mentioned in the schedule hereunder written.
15. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and GST practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnama or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges.

Bele Paul Saha.

16. To appear and represent us before Notary, Metropolitan, Magistrate, and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments, and writings and to be signed by the said Attorneys in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said deed of Agreement for Development of the said premises. The Principals will not be responsible in any manner to repay /refunds such purchaser or purchasers and the Attorney is solely responsible to refund the buyer whatsoever necessary.
17. To enter into an agreement for sale with the prospective purchaser/s save and except Owners'/Principals' allocation in the said building to be constructed upon the said premises and receive all consideration money or earnest money or deposits in respect, of any portion or portions of the said premises and also to receive realize and obtain payment of all or any money which may hereinafter become payable to us said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorney shall fit and proper.
18. To instruct the Advocate/Lawyer/Counsel to prepare drafts such as deeds, agreements, and other documents necessary for the purpose of booking and/or selling the schedule-mentioned property save and except the Owner's Allocation.
19. To commence prosecute, enroll, answer, and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said premises or any part thereof including acquisition and /or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any learned Court of Criminal and Revenue.
20. To affix SignBoard/s or install any Hoarding on the said premises in the name of the Attorney or in the name of Attorney's company or firm.
21. To advertise in the newspapers for obtaining purchasers for selling the Flat/s commercial area/s and car parking space/s in the proposed building.

22. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or. to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorizations on our behalf, but at their entire risk as to costs.
23. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except the Owner's Allocation or any part thereof subject to the conditions stipulated in the deed of Agreement for Development.
24. To file and defend suits, cases, appeals, and applications and whatsoever nature for and on behalf of the Principals or it is instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ application in respect thereof.
25. To compromise suits, appeals, or other legal proceedings in any Court, Tribunal, or other Authority whatsoever and to sign and verify applications therefor.
26. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
27. To sign, execute and present the agreement for sale, Gift deed, sale deed/s, deed of conveyance or conveyances or rectification deed, declaration, other documents or documents for registration and to admit thereof and receipt of consideration on our behalf before any District Registrar, or Sub-Divisional office or any other registration office having authority for and to have the same registered according to law and to do all other acts, deeds, and things which the Attorney shall consider necessary for the transferring and/or conveying Developer's Allocation of the property as mentioned in the schedule hereunder to the purchasers as our lawful and effectual attorney.
28. To enter into an agreement for sale and receive earnest money in full for and on our behalf for the scheduled property only for the Developer's Allocation.

29. That we empower the Attorney to make construction & development works on the said property.
30. The Attorney is also allowed to do development work of the scheduled property and he has been empowered to receive the sale proceeds in his name/ company name/ accounts only for the Developers Allocation.
31. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of our self and in the best interest of the said property.
32. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
33. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reassign our said Attorney or their nominee/s with powers as per their directions.
34. Upon the death or incapacity of any of the executants hereof, this power of attorney shall not become inoperative in respect of other executants/s. In such an eventuality, it shall be the responsibility of such other executants/s to obtain additional power of attorney from the legal heir/s of the deceased executants.
35. If the Attorney fails to obtain a sanctioned Plan from the Competent Authority / B.M.C., within a period of 18 months from the date of execution of Development Agreement and this power of Attorney shall be treated as void and the Landowners shall have entire liberty to restore their right and possession of the schedules said Property.

AND GENERALLY, to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said Attorney may deem fit and proper to be done executed and performed on our behalf

fully and effectually as we ourselves could do the same if we personally present.

AND We do hereby agree and undertake to ratify approve and confirm all and whatsoever our said attorney under this power for us in our name and on our behalf herein before contained shall lawfully do execute or perform in the exercise of the power as authorities and liberties, conferred upon, under and by virtue of these presents for our interest.

AND we hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever by the said Attorney or agents appointed under this power in that hereinabove contained shall lawfully do cause or cause to be done in the right of or by virtue of these presents.

SCHEDULE THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **BASTU** land measuring an area of **9 Cottahs 3 Chittack 31 Square feet** and/or **15 Decimal** more or less **TOGETHER WITH** a Two storied residential building with Cemented Flooring measuring about 2782 [two thousand seven hundred eighty two] Square Feet more or less, i.e. Ground Floor measuring about 1391 [one thousand three hundred ninety one] Square Feet more or less and First Floor measuring about 1391 [one thousand three hundred ninety one] Square Feet more or less, comprised in **R. S./ L. R. Dag. No.: 554** [land measuring about 5 Cottahs 6 Chittack 42 Square feet more or less], **555** [land measuring about 1 Cottah 0 Chittack 12 Square feet more or less], **591/615** [land measuring about 2 Cottahs 12 Chittack 22 Square feet more or less], under **L. R. Khatian Nos.: 1312, 1296, 1295, 366/1**, under C. S. Khatian Nos.: 36, 136, C. S. Dag. Nos.: 610, 565, R. S. Khatian Nos.: 56, 189, 233; R. S. No.: 116, J. L. No.: 9, Touzi No.: 191, Parganas Kolkata, within **Mouza - Teghoria, Kolupukur, Police Station: Baguiati (formerly Rajarhat)**, within Bidhannagar Municipal Corporation, Ward No.: 11, District 24 Parganas, West Bengal, PIN: 700 059, butted and bounded by

ON THE NORTH BY : HOUSE OF GOUR HARI DAS;

ON THE SOUTH BY : LAND OF SRI PRAFULLA KUNDU AND THEREAFTER
KOLUPUKUR BAGAN;

ON THE EAST BY : LAND OF SRI A. K. ADHIKARI AND THEREAFTER
PLOT NO. 9;

ON THE WEST BY : FOURTEEN FEET WIDE MUNICIPAL ROAD;

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our respective hands and seals on this the 13 day of **December, 2023** [Two Thousand Twenty Three].

SIGNED SEALED AND DELIVERED
At Kolkata, in the presence of:

1. Menick Saha

B-H-182/1, Vidyasagar Pally
Kestopur, Kal-102

Bela Rishi Saha.

Ruby Saha.

2. Londy Gukher
232/1 Mansukh
Main Road Kol-54

SIGNATURE OF LANDOWNERS/
PRINCIPALS

T. S. REALITY

Tapor Saha,
Partner

T. S. REALITY

Surojit Saha
Partner

Drafted by me:

Anirban Day
(ANIRBAN DEY)
Advocate, High Court at
Calcutta
(CF/602/576/2019)

SIGNATURE OF DEVELOPER/
ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

**SIGNATURE OF THE
EXECUTANT/PRESENTANT**



Bela Rani Saha.



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Ruby Saha.



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Tapan Saha.



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

**SIGNATURE OF THE
EXECUTANT/PRESENTANT**



Suroj D. Saha

				
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]				
LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

PHOTO

PHOTO

Major Information of the Deed

Deed No :	I-1902-17458/2023	Date of Registration	13/12/2023
Query No / Year	1902-8003070863/2023	Office where deed is registered	
Query Date	13/12/2023 3:23:16 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA Thana : Baguiati, District : North 24-Parganas, WEST-BENGAL, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,68,31,349/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190217428/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

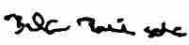
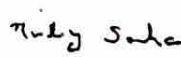
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kolupukur (Jyangra), Mouza: Tegharia, Pin Code : 700059

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-554	LR-366/1	Bastu	Bastu	5 Katha 6 Chatak 42 Sq Ft	1/-	88,01,999/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-555	LR-1312	Bastu	Bastu	1 Katha 12 Sq Ft	1/-	16,47,000/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-591/615	LR-1296	Bastu	Bastu	2 Katha 12 Chatak 22 Sq Ft	1/-	45,04,500/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			15.2304Dec	3 /-	149,53,499 /-	
		Grand Total :			15.2304Dec	3 /-	149,53,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2782 Sq Ft.	1/-	18,77,850/-	Structure Type: Structure
Gr. Floor, Area of floor : 1391 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1391 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2782 sq ft	1 /-	18,77,850 /-	

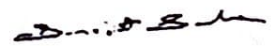
Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Bela Rani Saha Wife of Late Ranjit Kumar Saha Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	 13/12/2023	 Captured LTI 13/12/2023	 13/12/2023
	TG-1/21, Tegharia, Piyaabagan, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: akxxxxxx4e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			
2	Ruby Saha Daughter of Late Ranjit Kumar Saha Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office	 13/12/2023	 Captured LTI 13/12/2023	 13/12/2023
	B H-182/1, Vidya Sagar Pally, Krishnapur, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ajxxxxxx2a, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2023 , Admitted by: Self, Date of Admission: 13/12/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	T. S. Reality BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyanga, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: aaxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Tapan Saha (Presentant) Son of Prabir Saha Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 4:22PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
DD-11/5, Baguiati Saha Para, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bsxxxxxx5e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : T. S. Reality (as Partner)				
2	Name Surojit Saha Son of Dipankar Saha Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	Photo  Dec 13 2023 4:23PM	Finger Print  Captured LTI 13/12/2023	Signature  13/12/2023
DD-23, Baguiati Saha Para, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bjxxxxxx8l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : T. S. Reality (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANICK SAHA Son of Mr SHANKAR CHAND SAHA City:- , P.O:- KESTOPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102	 13/12/2023	 Captured 13/12/2023	 13/12/2023
Identifier Of Bela Rani Saha, Ruby Saha, Tapan Saha, Surojit Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bela Rani Saha	T. S. Reality-4.4825 Dec
2	Ruby Saha	T. S. Reality-4.4825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Bela Rani Saha	T. S. Reality-0.83875 Dec
2	Ruby Saha	T. S. Reality-0.83875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Bela Rani Saha	T. S. Reality-2.29396 Dec
2	Ruby Saha	T. S. Reality-2.29396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Bela Rani Saha	T. S. Reality-1391.00000000 Sq Ft
2	Ruby Saha	T. S. Reality-1391.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Kolupukur (Jyangra), Mouza: Tegharia, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 554, LR Khatian No:- 366/1	Owner:রুবি কুমার সাহা, Gurdian:অমৃত মল সাহা, Address:নিজ , Classification:বাড়, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 555, LR Khatian No:- 1312	Owner:বুধি সাহা, Gurdian:মাদিক সাহা, Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 591/615, LR Khatian No:- 1296	Owner:বেলা রানী সাহা, Gurdian:রশ্মি কুমার, Address:নিজ , Classification:ডালা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190217458 / 2023

On 13-12-2023

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 11:40 hrs on 13-12-2023, at the Office of the A.R.A. - II KOLKATA by Tapan Saha ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,31,349/-

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

Execution is admitted on 13/12/2023 by 1. Bela Rani Saha, Wife of Late Ranjit Kumar Saha, TG-1/21, Tegharia, Piyarabagan, P.O: Hatiara, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Ruby Saha, Daughter of Late Ranjit Kumar Saha, B H-182/1, Vidya Sagar Pally, Krishnapur, P.O: Krishnapur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife

Indetified by Mr MANICK SAHA, , , Son of Mr SHANKAR CHAND SAHA, P.O: KESTOPUR, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

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

Execution is admitted on 13-12-2023 by Tapan Saha, Partner, T. S. Reality, BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr MANICK SAHA, , , Son of Mr SHANKAR CHAND SAHA, P.O: KESTOPUR, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Execution is admitted on 13-12-2023 by Surojit Saha, Partner, T. S. Reality, BMC, 23/21, Manasha Palace, AC 10, Saha Bagan, Jyangra, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr MANICK SAHA, , , Son of Mr SHANKAR CHAND SAHA, P.O: KESTOPUR, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3091, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: J K Bose

h2

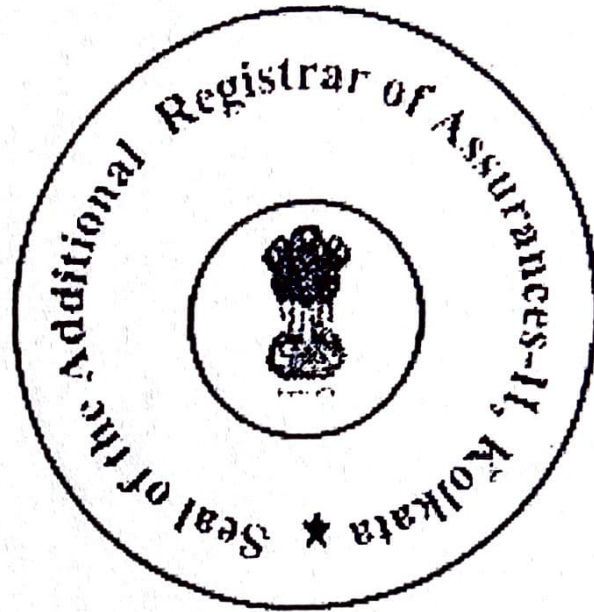
Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 626881 to 626901

being No 190217458 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.12.20 18:01:09 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 20/12/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.