

SL-57/23

I-0055/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 664292

06/01/23
1-55 PM

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belgharia 24 Pgs. (N)

6 JAN 2023

8-54038/23

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

১৪৩ ০২/২৬
ক্রমিক নং..... তারিখ.....
ক্রেতা..... T. K. Mandal
গ্রাম..... Adv. High Court
মূল্য ২০০ টাকা..... পরমা.....
ভেণ্ডার শ্রী.....
আমডাসা এ.ডি, এস. আরি অফিস

উত্তর ২৪ পরগণা
ক্রয়ের তারিখ.....
মোট মূল্য.....
ট্রেজারী অফিস - বারাসাত
ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

05 DEC 2022

7000001



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2023

KNOW ALL THESE USN BY THESE PRESENTS that WE, 1) **SRI SUBRATA GHOSH (PAN: ADWPG7719H, Aadhaar No. 8311 4823 4103)**, son of Late Paresh Chandra Ghosh, by occupation- Business, residing at Satyajit Sarani, Kadamtala Shib Mandir, Naxalbari, District- Darjeeling, W.B., Pin -734011, (2) **SRI MANADIBYA GHOSH (PAN: AQEPG7625B, Aadhaar No. 5987 3893 1304)**, son of Late Debabrata Ghosh, by occupation- Service, residing at 51, Ghol Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas, & (3) **MISS. SOURANKA GHOSH, (PAN: BJWPG8938F, Aadhaar No.5715 0710 6599)**, daughter of Late Debabrata Ghosh, by occupation- Service, residing at 51, Ghol Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas, all are by faith- Hindu, by Nationality- Indian, and 4) **SRI ABHIJIT LAHIRI, (PAN: ABDPL9868K, Aadhaar No. 5283 2077 5502)**, son of Sunil Kumar Lahiri & Anima Lahiri, by faith – Hindu, by Nationality – Indian, by occupation- Service, permanently residing at HIG -2/1 6C, Greenwood Park, Action Area - 1A, New Town, Kolkata - 700156 presently residing at 6190 Deerbrook Rd., Oak Park, CA, 91377, United States of America,, hereinafter referred to and called as the **“OWNERS/ EXECUTANTS”** send the following greetings:-



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

W H E R E A S one Paresh Chandra Ghosh, son of Late Sharat Chandra Ghosh, was the owner a plot of land measuring about 12 cottahs 11 Chittacks 12 Sq.ft. more or less(out of which 9 Cottahs 14 Chittacks he got by way of purchase and balance 2 Cottahs 13 Chittacks 12 Sq.ft. by way of record of rights) along with 600 sq.ft. Pucca structure standing thereon which is lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no. 51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of purchase by virtue of two separate Bengali Sale Deeds which was registered on 20.05.1949 before the A.D.S.R. Cossipore Dum Dum and recorded in the Book No. I, Volume No. 30, Pages from 287 to 289 being Deed No. 2028 for the year 1949 & another on 20.05.1949 before the A.D.S.R. Cossipore Dum Dum and recorded in the Book No.I, Volume No.36, Pages from 1 to 3, Being Deed Nos. 2026 for the year 1949



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

measuring about 8 Cottahs and 1 Cottahs 14 Chittacks more or less respectively.

AND WHEREAS during his occupation of the said landed property he was sold out of the aforesaid landed property measuring about 4 Cottahs 15 Chittacks Land to Smt. Pratima Ghosh, wife of Sri Motilal Ghosh by virtue of One Bengali Sale Deed which was registered on 21.11.1949 before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, Volume No. 60, Pages from 227 to 229, being Deed No. 4189 for the year 1949.

AND WHEREAS thereafter said Paresh Chandra Ghosh was the owner of the rest (4 Cottahs 15 Chittacks + 2 Cottahs 12 Chittacks 12 Sq.ft.) i.e. 7 Cottahs 12 Chittacks 12 Sq.ft. at present physically 7 Cottahs more or less bastu land out of which 4 Cottahs 15 Chittacks came from purchase and 2 Cottahs 1 Chittack came from record of rights, such as B.L. & L.R.O. records as recorded owner.

AND WHEREAS during his occupation of the aforesaid landed property said Paresh Chandra Ghosh was died on 19.04.1995 leaving behind him, his wife Mrinalini Ghosh, three sons namely



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2020

Satyabrata Ghosh, Subrata Ghosh, Debabrata Ghosh and only daughter Anima Laheri as his legal heirs and successors.

AND WHEREAS after his death his wife Mrilanini Ghosh was also died on 12.06.2019.

AND WHAEREAS thereafter his elder son Satyabrata Ghosh was also died on 17.04.2002 as unmarried i.e. as a bachelor.

AND WHEREAS thereafter his another son Debabrata Ghosh was also died leaving behind him his one son named Manadibya Ghosh and one daughter named Souranka Ghosh as his legal heirs and successors.

AND WHEREAS thereafter his only daughter Anima Lahiri was also died leaving behind her, her only son Abhijit Lahiri as her only legal heir and successor.

AND WHEREAS at present (1) Subrata Ghosh, (2a) Manadibya Ghosh, son of Late Debabrata Ghosh (2b) Souranka Ghosh, daughter of Late Debabrata Ghosh and (3) Abhijit Lahiri are the



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

- 6 JAN 2023

present joint owners of a plot of land measuring about 7 Cottahs 12 Chittacks 12 Sq.ft. **at present physically 7 Cottahs more or less** along with 600 sq. ft. Pucca structure standing thereon which is lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance of their predecessor deceased Paresh Chnadra Ghosh.

AND WHEREAS the owners herein are the joint owners of **ALL THAT** piece or parcel of 7 Cottahs 12 Chittacks 12 Sq.ft. **at present physically 7 Cottahs more or less** a plot of bastu land along with 600 sq. ft. Pucca structure standing thereon lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33,



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, by way of inheritance from their predecessor deceased Paresh Chandra Ghosh morefully and particularly mentioned in the Schedule hereunder written.

Since the owners i.e. executants herein is/are seized and possessed of and/or otherwise well and sufficiently entitle to the said landed property by way of inheritance and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper, free from all encumbrances, along with all common passage and all easement rights, which and herein after referred to as the **"SAID PROPERTY"**, more fully and particularly mentioned in the Schedule here under written.

AND WHEREAS, an agreement for development was executed and entered by and between the executant as owners and **M/S. SAI**



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

DEVELOPERS (PAN : AETFS7623E), a Partnership Firm having its Principal Place of Business at 1, Ghola Road, P.O.- Nandan Nagar, P.S. – Belgharia, Kolkata – 700083, District- North 24-Parganas, represented by its partners namely (1) **SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN: EVTPS6197A, Aadhaar No. 812316543598)**, son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (2) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, by Nationality – Indian, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24-Parganas, hereinafterreferred toandcalled as the **Developer** under certain terms and conditions mentioned therein and the said **Agreement for Development was executed and registered on before the A.D.S.R. Belgharia, and recorded in the Book No. I, being Deed No. - 50/2023 for the year 2023.**

AND WHEREAS in order to proceed further for the purpose of project as per the said Development Agreement, we have decided to



Addl. District Sub-Registrar

Belghoria 24 Pgs. (N)

- 6 JAN 2020

appoint **M/S. SAI DEVELOPERS (PAN : AETFS7623E)**, a Partnership Firm having its Principal Place of Business at 1, Ghola Road, P.O.- Nandan Nagar, P.S. - Belgharia, Kolkata - 700083, District- North 24-Parganas, represented by its partners namely (1) **SRI PAPPU SHAW @ PAPPU KUMAR SHAW (PAN- EVTPS6197A, Aadhaar No. 812316563598)**, son of Sri Manoj Kumar Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Ghola Road, P.O.- Nandan Nagar, P.S.- Belgharia, Kolkata- 700083, District- North 24 Parganas and (2) **SRI SUMON CHOWDHURY @ SUMAN CHOWDHURY (PAN- AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24-Parganas, as true and lawful attorney to act, deed or things the followings in respect of aforesaid property : -

1. To appear and represent us before the authorities of Kamarhati Municipality, B.L. & L.R.O. office, Revenue Department, W.B.S.E.D.C.L./ C.E.S.C., Income Tax Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

maintenance, protection and preservation of our said property.

2. To apply for obtaining Electricity, Gas, Water, orders and permissions from the necessary authorities in respect of our aforesaid property and to sign and execute the necessary documents on our behalf, mentioned in Para -1.
 3. To defend possession, manage and maintain the aforesaid property.
 4. To pay all Municipal and other statutory taxes and charges in respect of the said property on our behalf and in our names as and when the same will become due and payable.
- And also** the Developer solely sign the Building Plan, Site Plan, Structural Plan any papers and documents relating to Municipal water department as well as West Bengal Electricity Board's Electricity connection purposes, B.L. & L.R.O Mutation, Conversion, Municipal Mutation, Amalgamation, Airport Clearance etc. purposes on our behalf.
5. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
6 JAN 2020

touching any of the matter concerning our said property or part, portion thereof.

6. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to our said property or in any way connected therewith.
7. To appear before the Kamarhati Municipality in connection with our said property and obtain necessary sanctioned plan and completion certificate on behalf of us by executing necessary documents.
8. To enter into any Agreement for Sale or Memorandum of understanding and/or any other instrument and documents in respect of selling of the **Developer's Allocation** and to receive the earnest money or part of the consideration money and to issue the money receipt and to receive cash, cheques or drafts from the intending purchaser/purchasers in respect of **Developer's Allocation**, only after earmarking Owner's' allocation.



[Handwritten signature]

Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

9. To appear before the office of District Registrar, Barasat, Additional District Sub – Registrar, Cossipore Dum Dum, at present Belgharia or the office of the Registrar of Assurances, Kolkata, for the purpose of selling of **Developer's Allocation** or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and delivery the possession of **Developer's Allocation** only in favour of any purchaser/purchasers in respect of **Developer's Allocation** as mentioned in the Development Agreement..

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and the said attorney shall think proper.

:- THE SCHEDULE REFERRED TO ABOVE :-

ALL THAT piece or parcel of 7 Cottahs 12 Chittacks 12 Sq.ft. **at present physically 7 Cottahs more or less** a plot of bastu land along with 600 sq. ft. Pucca structure standing thereon lying and situated at/under Mouza- Belghoria, J.L. No.3, R.S. No.17, Touzi



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Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

6 JAN 2020

No. 1725, Comprised in Dag No. 1545, Khatian No. 1112, having Municipal Holding No. 145, Ghola Road, Kolkata-700083, under Ward No. 33, within the local limits of Kamarhati Municipality, within the Jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Belgharia and being premises no.51, Ghola Road, P.O. Nandannagar, P.S. Belgharia, Kolkata - 700083 in the District of North 24-Parganas, which is butted and bounded by:-

ON THE NORTH : By Dag No.1544;

ON THE SOUTH : By Part of Dag No. 1545;

ON THE EAST : By Dag No. 1543 & 1548;

ON THE WEST : By Municipal Road/Ghola Road./ 20' ft.

Handwritten signature/initials



[Handwritten signature]

Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020 -

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the 06th day of, January, 2023
(Two Thousand Twenty Three).

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1. Bhaskar Choudhury
E/Belghoria, Kol-83.

Subrata Ghosh

Manabikya Ghosh

Souranka Ghosh

Rahim (ABHINAV LAMIZI)

2. Tapan K. Mandal
Advocate

SAI DEVELOPERS

Sumon Choudhury

Partner

SAI DEVELOPERS

Pappu Kashan

Partner

Signature of the Attorney

Drafted and Explained by me :-

Tapan K. Mandal
(Tapan Kumar Mandal)
Advocate
High Court, Calcutta
Bar - Association, Room No.16.

Tapan Kr. Mandal
Advocate
High Court, Calcutta.
R. No.- WB/ 600/2001



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



Subrata Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Manabendra Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Souvanka Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Akshay
(ARBOR ET LAHIRI)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



Pappu K. S. Shinde

Pappu K. S. Shinde

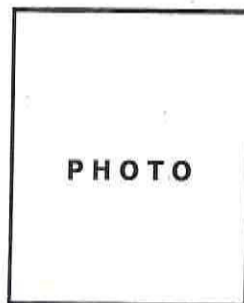
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Saman Choudhary

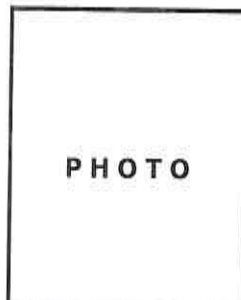
Saman Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)
- 6 JAN 2023

Major Information of the Deed

Deed No :	I-1526-00055/2023	Date of Registration	06/01/2023
Query No / Year	1526-8000054038/2023	Office where deed is registered	
Query Date	06/01/2023 1:46:33 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pranay Das Nilachal, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9330161092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,10,29,799/-		
Stamp duty 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]:- 152600050/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

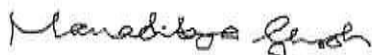
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Gholia Road, Mouza: Belghoria, , Ward No: 33 Pin Code : 700083

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-1545	LR-1112	Bastu	Bastu	7 Katha 12 Chatak 12 Sq Ft		1,06,24,799/-	Width of Approach Road: 20 Ft. , , Project Name :
Grand Total :					12.815Dec	0 /-	106,24,799 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	

Principal Details :

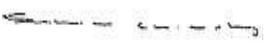
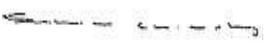
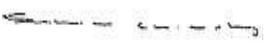
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Subrata Ghosh Son of Late Paresh Chandra Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2023	LTI 06/01/2023	06/01/2023	
	Satyajit Sarani Kadamtala Shib Mandir, City:- , P.O:- Naxalbari, P.S:-Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx9h, Aadhaar No: 83xxxxxxxx4103, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
2	Name Mr Manadibya Ghosh Son of Late Debabrata Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2023	LTI 06/01/2023	06/01/2023	
	51 Gholia Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aqxxxxxx5b, Aadhaar No: 59xxxxxxxx1304, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
3	Name Miss Souranka Ghosh Daughter of Late Debabrata Ghosh Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	06/01/2023	LTI 06/01/2023	06/01/2023	
	51 Gholia Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bjxxxxxx8f, Aadhaar No: 57xxxxxxxx6959, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr Abhijit Lahiri Son of Sunil Kumar Lahiri Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office			
	06/01/2023	LTI 06/01/2023	06/01/2023	
H I G 2/1 6C, Greenwood Park, Action Area- 1A, New Town, City:- , P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: abxxxxxx8k, Aadhaar No: 52xxxxxxxx5502, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office				

Attorney Details :

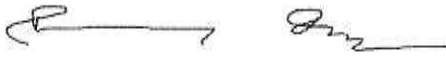
SI No	Name,Address,Photo,Finger print and Signature
1	SAI DEVELOPERS 1 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 , PAN No.:: aexxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Pappu Shaw, (Alias Name: Pappu Kumar Shaw) (Presentant) Son of Mr Manoj Kumar Shaw Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 6 2023 2:33PM</td> <td>LTI 06/01/2023</td> <td>06/01/2023</td> </tr> </table> 32 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: evxxxxxx7a, Aadhaar No: 81xxxxxxxx3598 Status : Representative, Representative of : SAI DEVELOPERS (as Partner)	Name	Photo	Finger Print	Signature	Pappu Shaw, (Alias Name: Pappu Kumar Shaw) (Presentant) Son of Mr Manoj Kumar Shaw Date of Execution - 06/01/2023, , Admitted by: Self, Date of Admission: 06/01/2023, Place of Admission of Execution: Office					Jan 6 2023 2:33PM	LTI 06/01/2023	06/01/2023
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126 K S Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx3q, Aadhaar No: 27xxxxxxx8550 Status : Representative, Representative of : SAI DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pranay Das Son of Late G Das Nilachal, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
	06/01/2023	06/01/2023	06/01/2023
Identifier Of Mr Subrata Ghosh, Mr Manadibya Ghosh, Miss Souranka Ghosh, Mr Abhijit Lahiri, Pappu Shaw, Sumon Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Ghosh	SAI DEVELOPERS-3.20375 Dec
2	Mr Manadibya Ghosh	SAI DEVELOPERS-3.20375 Dec
3	Miss Souranka Ghosh	SAI DEVELOPERS-3.20375 Dec
4	Mr Abhijit Lahiri	SAI DEVELOPERS-3.20375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
2	Mr Manadibya Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
3	Miss Souranka Ghosh	SAI DEVELOPERS-150.00000000 Sq Ft
4	Mr Abhijit Lahiri	SAI DEVELOPERS-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Gholia Road, Mouza: Belghoria, , Ward No: 33 Pin Code : 700083

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 1112		Owner Name not selected by applicant.

On: 06-01-2023

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 13:59 hrs on 06-01-2023, at the Office of the A.D.S.R. Belghoria by Pappu Shaw Alias Pappu Kumar Shaw,.

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 1,10,29,799/-

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

Execution is admitted on 06/01/2023 by 1. Mr Subrata Ghosh, Son of Late Paresh Chandra Ghosh, Satyajit Sarani Kadamtala Shib Mandir, P.O: Naxalbari, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 2. Mr Manadibya Ghosh, Son of Late Debabrata Ghosh, 51 Ghol Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 3. Miss Souranka Ghosh, Daughter of Late Debabrata Ghosh, 51 Ghol Road, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 4. Mr Abhijit Lahiri, Son of Sunil Kumar Lahiri, H I G 2/1 6C, Greenwood Park, Action Area- 1A, New Town, P.O: Newtown, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 06-01-2023 by Pappu Shaw, , Pappu Kumar Shaw Partner, SAI DEVELOPERS, 1 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 06-01-2023 by Sumon Chowdhury, , Suman Chowdhury Partner, SAI DEVELOPERS, 1 Ghol Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Indetified by Mr Pranay Das, , , Son of Late G Das, Nilachal, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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 945, Amount: Rs.100.00/-, Date of Purchase: 03/01/2023, Vendor name: G P MITRA



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 1959 to 1981

being No 152600055 for the year 2023.



Digitally signed by SOUGATA DAS
Date: 2023.01.09 11:15:57 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2023/01/09 11:15:57 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)