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2-7220/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 146663

8-1604225/20

24/12/20

Confirmed that the document is submitted to registration. The signature, date, stamp & the embossed seal/crest/initials attached to this document are the part of the document.

Prabir Kumar Saha

Additional District Sub-Registrar
Bolpur, New Town, North 24-Pgs.

24 DEC 2020

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS we, (1) PRABIR KUMAR
SAHA [PAN. AZSPS6841C],
[AADHAAR NO. 7146873431691
[MOBILE NO. 8910601788], son of
Late Rashbehari Saha, by faith - Hindu.

Contd.....2

by occupation - Business, by nationality - Indian, residing at Atghara, Jhowtala, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, (2) RUNU SAHA [PAN. DDGPS1385Q], [AADHAAR NO. 691504939587] & [MOBILE NO. 9830185566], wife of Prabir Kumar Saha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Atghara, Jhowtala, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal & (3) PRIYANKA SAHA @ PRIYANKA SAHA GAYEN [PAN. DMOPS6693G] [AADHAAR NO. 494158466521] & [MOBILE NO. 9830185566], wife of Ashis Gayen, daughter of Prabir Kumar Saha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Atghara, Jhowtala, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby jointly and severally nominate, constitute and appoint PADMA DEVELOPER [PAN. AGRPG4353M], a Proprietorship Concern, having it's office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by it's Proprietor namely SOURMEN GHOSH [PAN. AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450], son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/ any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 5 (Five) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq.ft. be the same a little more or less including cemented flooring Tiles Shed measuring 200 Square feet more or less lying and situate at Mouza - Atghara, J.L. No. 10, Re.Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 155, R.S./L.R. Dag No. 157, under C.S. Khatian No. 50, R.S. Khatian No. 49, L.R. Khatian Nos. 2965, 2966, 2967, 3053, 3054 & 3055, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly

Rajarhat Gopalpur Municipality, having Holding No. AS/372/Bl-B, in Ward No. 9, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. BMC-AS/165/BL-A/11-12 in Ward No. 12, [Atghara, Jhowtala, Kolkata -700157], in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Property/Said Premises".

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said **PADMA DEVELOPER [PAN, AGRPG4353M]**, a Proprietorship Concern, having it's office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by it's Proprietor namely **SOUMEN GHOSH [PAN, AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450]**, son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 18.11.2020, in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, being Deed No. 152308309 for the year 2020.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Municipal/Corporation Authority, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of the building and

concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding, Deed of Declaration/Deed of Rectification and/or Deed of Conveyance and/or any other instruments and documents in respect of sale of flats/s, shop/s, units in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft or any other electrical mode, from the intending purchaser or purchasers for booking of flat/s, shops or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/units, within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units in the said building relating to Developer's Allocation in the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents

or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers within Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of total Bastu land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
157	49	2965	Bastu	01 - 04 - 33.33
157	49	2966	Bastu	01 - 04 - 33.33
157	49	2967	Bastu	01 - 04 - 33.34
157	49	3053	Bastu	00 - 10 - 30.00
157	49	3054	Bastu	00 - 10 - 30.00
157	49	3055	Bastu	00 - 10 - 30.00
				05 - 14 - 10.00

In total a demarcated plot of Bastu land measuring 5 (Five) Cottahs 14 (Fourteen) Chittacks 10 (Ten) sq.ft. be the same a little more or less including cemented flooring Tiles Shed measuring 200 Square feet more or less lying and situate at Mouza - Atghara, J.L. No. 10, Re.Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 155, R.S./L.R. Dag No. 157, under C.S. Khatian No. 50, R.S. Khatian No. 49, L.R. Khatian Nos. 2965, 2966, 2967, 3053, 3054 & 3055, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/372/BI-B, in Ward No. 9, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. BMC-AS/165/BL-A/11-12 in Ward No. 12, [Atghara, Jhowtala, Kolkata -700157], in the District North 24 Parganas, West Bengal. The plot of land is butted & bounded as follows :-

ON THE NORTH : Land of Suresh Jaiswal,
 ON THE SOUTH : 20 ft. Wide Road [Atghara, Jhowtala].
 ON THE EAST : O.P. House,
 ON THE WEST : 10 ft. Wide Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 24th day of December, 2020 (Two Thousand Twenty) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Harekrishna Biswas
510/1st & Bimal Biswas
Ram Nagar Bara Bara
POST R Udalpur
P.S. - Airport
2. W2 - B6
Chinmay Choudhury
Ram Nagar Bara Bara
POST R Udalpur
W2 - B6

Prabir Kr. Saha
Prabir Kumar Saha

Runu Saha

Runu Saha

@ Priyanka Saha Gaye
Priyanka Saha

Priyanka Saha

@ Priyanka Saha Gayen

Landowners/Principals

Drafted By:

Pinaki Chattopadhyay
For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Soumen Ghosh

Soumen Ghosh


Proprietor of

Padma Developer


Attorney

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO


UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
Jyoti Ghosh						


ATTESTED :- Jyoti Ghosh

	L.H.					
	R.H.					
Prabir Kr Saha						

ATTESTED :- Prabir Kr Saha

	L.H.					
	R.H.					
Pampa Saha						

ATTESTED :- Pampa Saha

	L.H.					
	R.H.					
Priyanka Saha						

Priyanka Saha gayer
Priyanka Saha

ATTESTED :- Priyanka Saha gayer @

Priyanka Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAEIR KUMAR SAHA

RASH BIHARI SAHA

25/03/1967

Permanent Account Number

AZSPS6841C



Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये या खोजा जाये, कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई-400 614.

Praeir K. Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUNU SAHA

SURESH CHANDRA SEAL

01/12/1986

Permanent Account Number

DDGPS1385Q

Runu Saha,

Signature



29122010

Runu Saha

यस कृपया के बारे में जानकारी के लिए - सीटिंग
आयकर पैर सेवा केंद्र, एन एस डी एन
सिडली रोड, सप्लायर चेंबर,
नियम टेलिफोन एक्सचेंज के नजदीक,
बॉम्बे, पुणे - 411 045.

If this card is lost, someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphires Chambers,
Near Hauer Telephone Exchange,
Bandra, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT

PRIVANKA SAHA

PRABIR KUMAR SAHA

12/09/1986

DMQP686930

Privyanka Saha

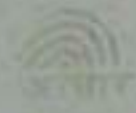
भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UHISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा कुलपन भुलिया को / खोजतः
आयकर सेवा सेवा युनिट, UHISI
प्लॉट नं. 3, सेक्टर 11, सी. बी. डी. बेलपुर,
नवी मुंबई - 400 614.

Privyanka Saha



ভারত সরকার
Government of India

অধিগ্রহণকারী আই ডি / Enrolment No.: 1093/88007/03379

To
প্রবীর কুমার সাহা
Prabir Kumar Saha
S/O Late Rash Ishari Saha
Opposite Kamatika Bank Ltd. Aghara Jhawala,
P.E.-Bagulati Kolkata
Haldia North Twenty Four Parganas
West Bengal 700157
9830185588



আপনার আইডি সংখ্যা / Your AAR No. :

7146 8734 3169

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রবীর কুমার সাহা
Prabir Kumar Saha
জন্ম সাল / Year of Birth : 1947
পুরুষ / Male



7146 8734 3169

আধার - সাধারণ মানুষের অধিকার

Prabir Kumar Saha



ভারত সরকার

Government of India

আমার আধার নম্বর/ Enrolment No., 1111/19788/02662

Chartered Bank Limited

To
প্রিয়ঙ্কা সাহা
Priyanka Saha
ATGHARA JHAUTALA
Halisara
North 24 Parganas West Bengal - 700157
9630189566

Chartered Bank Limited

Signature valid



আপনার আধার সনদ / Your Aadhaar No. :

4941 5846 6521

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নাম/ Name
প্রিয়ঙ্কা সাহা
Priyanka Saha
DOB/DOB: 13/09/1986
সঙ্গ/ GENDER
FEMALE

4941 5846 6521

আমার আধার, আমার পরিচয়

Priyanka Saha



- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইনে স্বাক্ষর করেই প্রমাণ করা যায়
- এটি: এক ইলেকট্রনিক প্রক্রিয়াজাত সনদ

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- সার্বভৌম সারা দেশে মনো।
- সার্বভৌম ভূমিকাতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

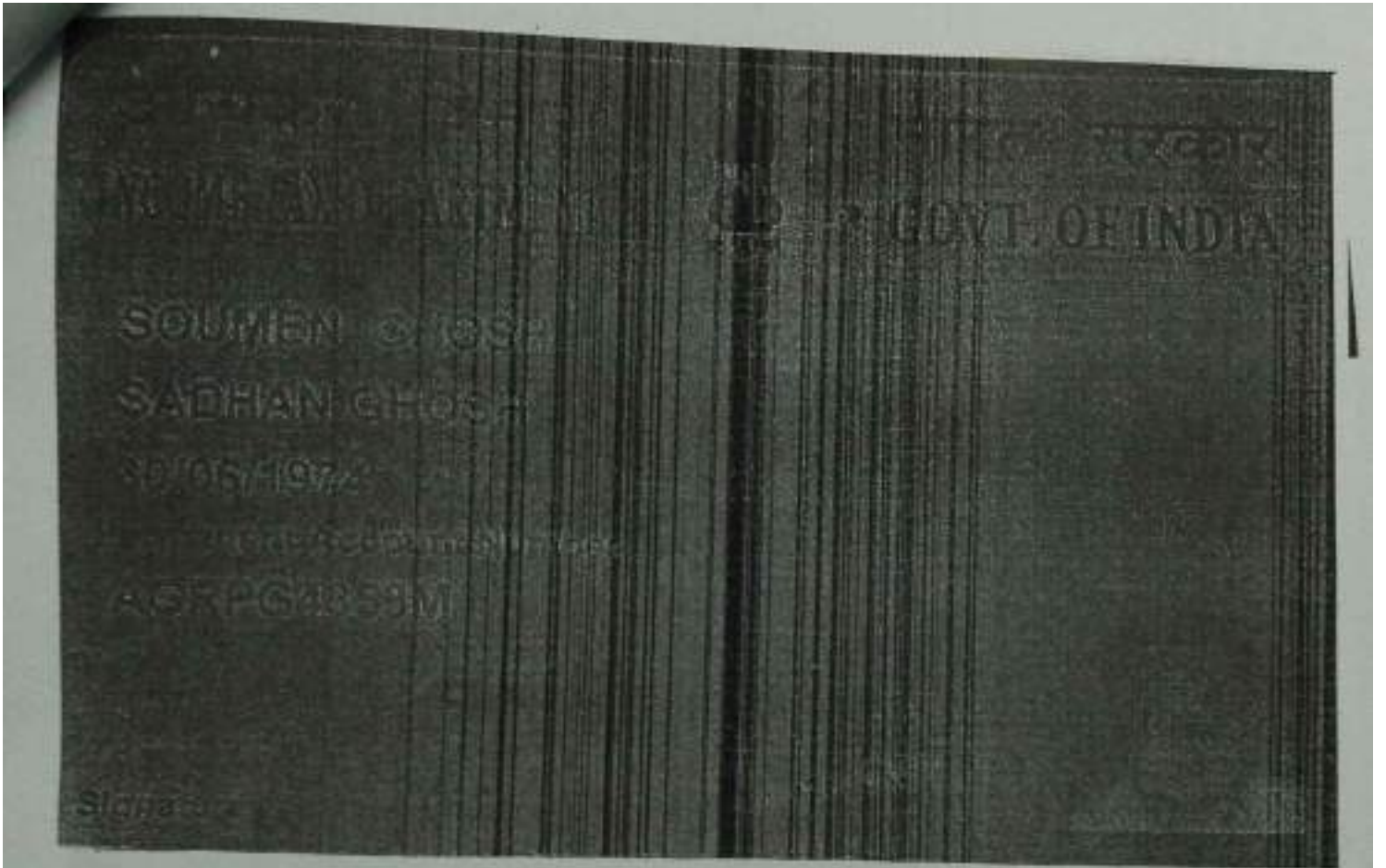
ভারত সরকার
Unique Identification Authority of India

নাম/ Name
প্রিয়ঙ্কা সাহা, প্রিয়ঙ্কা, ১৩/০৯/১৯৮৬
সঙ্গ/ GENDER - FEMALE

Address:
ATGHARA JHAUTALA, Halisara, North 24
Parganas,
West Bengal - 700157



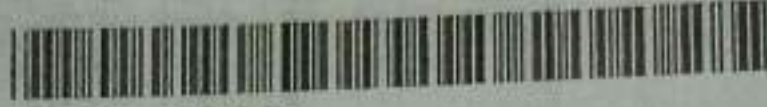
4941 5846 6521



Sourman Chowdhury

17/02/2014

16/19
HATIARA JHAWTALA
Rajarhat Gopalpur(M)
Hatiara, North 24 Parganas
West Bengal - 700157



KL764989309FT

76498930



আপনার আধার সংখ্যা / Your Aadhaar No. :

3616 5025 5805

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সৌমেন ঘোষ

Soumen Ghosh

পিতা : সাধন ঘোষ

Father : Sadhan Ghosh

জন্মতারিখ/DOB: 30/08/1974

পুরুষ / Male

3616 5025 5805





भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 0654/07000/12406

To
 HARICHAND BISWAS
 S/O Bimal Biswas
 Ramnagam Barabari Rajarhat Gopalpur
 Rajarhat Gopalpur(M)
 Rajarhat Gopalpur
 North 24 Paraganas North 24 Parganas
 West Bengal 700136
 7003254724

22/10/2013

122556000



ME225560908FH



आपका आधार क्रमांक / Your Aadhaar No. :

2591 3186 8409

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

HARICHAND BISWAS
 Father : BIMAL BISWAS
 DOB : 25/04/1989
 Male



2591 3186 8409

मेरा आधार, मेरी पहचान

Harichand Biswas

Major Information of the Deed

Deed No :	I-1523-09720/2020	Date of Registration	24/12/2020
Query No / Year	1523-8001604225/2020	Office where deed is registered	
Query Date	03/12/2020 2:40:57 PM	1523-8001604225/2020	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Baguati, District : North 24 Parganas, WEST BENGAL, PIN - 700159, Mobile No. : 8777738606, 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. /-	Rs. 1,36,63,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. /0/- (Article:48(g))	Rs. 21/- (Article: E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: 152308309/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

Land Details :

District: North 24 Parganas, P.S: Rajarat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhawala Road(Alghara), Mouza: Alghara, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-157	LR-2965	Bastu	Bastu	1 Katha 4 Chatak 33.33 Sq Ft	1/-	29,94,434/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-157	LR-2966	Bastu	Bastu	1 Katha 4 Chatak 33.33 Sq Ft	1/-	29,94,434/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-157	LR-2967	Bastu	Bastu	1 Katha 4 Chatak 33.34 Sq Ft	1/-	29,94,466/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-157	LR-3053	Bastu	Bastu	10 Chatak 30 Sq Ft	1/-	15,40,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-157	LR-3054	Bastu	Bastu	10 Chatak 30 Sq Ft	1/-	15,40,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :

18/157	1/R-3055	Bastu	Bastu	10 Chatak 30 Sq Ft	1/-	15,40,000/-	Width of Approach Road: 20 Ft, Adjacent to Metal Road, Project Name:
TOTAL				8.7167Dec	6/-	136,03,334/-	
Grand Total:				8.7167Dec	6/-	136,03,334/-	



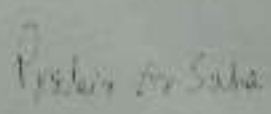



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land : 1, 12, 13, 14, 15, 16	200 Sq Ft	1/-	80,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total : 200 sq ft 1/- 80,000/-

Principal Details :



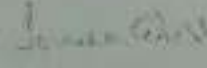


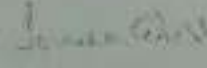


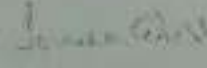
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRABIR KUMAR SAHA Son of Late RASHBEHARI SAHA Executed by: Self, Date of Execution: 24/12/2020 Admitted by: Self, Date of Admission: 24/12/2020, Place: Office			
ATGHARA, JHOWTALA, P.O: HATIARA, P.S: Baguati, District: North 24-Parganas, West Bengal, India, PIN : 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx1C, Aadhaar No: 71xxxxxxx3169, Status :Individual, Executed by: Self, Date of Execution: 24/12/2020 , Admitted by: Self, Date of Admission: 24/12/2020 ,Place : Office				
2	RUNU SAHA Wife of Mr PRABIR KUMAR SAHA Executed by: Self, Date of Execution: 24/12/2020 Admitted by: Self, Date of Admission: 24/12/2020, Place: Office			
ATGHARA, JHOWTALA, P.O: HATIARA, P.S: Baguati, District: North 24-Parganas, West Bengal, India, PIN : 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DDxxxxxx5Q, Aadhaar No: 69xxxxxxx9587, Status :Individual, Executed by: Self, Date of Execution: 24/12/2020 , Admitted by: Self, Date of Admission: 24/12/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
PRIYANKA SAHA, (Alias: PRIYANKA SAHA GAYEN) Wife of Mr. ASHIS GAYEN Executed by: Self, Date of Execution: 24/12/2020 Admitted by: Self, Date of Admission: 24/12/2020, Place of Office			
ATGHARA JHOWTALA, P.O:- HATIARA, P.S:- Baguati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMxxxxxx3G, Aadhaar No: 49xxxxxxxx6521, Status :Individual, Executed by: Self, Date of Execution: 24/12/2020 Admitted by: Self, Date of Admission: 24/12/2020, Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PADMA DEVELOPER SWAPNA APARTMENT GROUND FLOOR, JHOWTALA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No - AGxxxxxx3M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOUMEN GHOSH (Presentant) Son of Late SADHAN GHOSH Date of Execution: 24/12/2020, Admitted by: Self, Date of Admission: 24/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOUMEN GHOSH (Presentant) Son of Late SADHAN GHOSH Date of Execution: 24/12/2020, Admitted by: Self, Date of Admission: 24/12/2020, Place of Admission of Execution: Office			
Name	Photo	Finger Print	Signature						
Mr SOUMEN GHOSH (Presentant) Son of Late SADHAN GHOSH Date of Execution: 24/12/2020, Admitted by: Self, Date of Admission: 24/12/2020, Place of Admission of Execution: Office									
HATIARA, JHOWTALA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3M, Aadhaar No: 36xxxxxxxx5805 Status : Representative, Representative of : PADMA DEVELOPER (as PROPRIETOR)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAMNAGAR BARABARI, P.O:- R COPALPUR, P.S:- Airport, District:-North 24 Parganas, West Bengal, India, PIN - 700136			
24/12/2020	24/12/2020	24/12/2020	

Identifier Of Mr PRABIR KUMAR SAHA, RUNU SAHA, PRIYANKA SAHA, Mr SOUMEN GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.71296 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.71296 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.71296 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.71296 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.71296 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.71296 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.712968 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.712968 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.712968 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.366667 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.366667 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.366667 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.366667 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.366667 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.366667 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-0.366667 Dec
2	RUNU SAHA	PADMA DEVELOPER-0.366667 Dec
3	PRIYANKA SAHA	PADMA DEVELOPER-0.366667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRABIR KUMAR SAHA	PADMA DEVELOPER-66.66666667 Sq Ft
2	RUNU SAHA	PADMA DEVELOPER-66.66666667 Sq Ft
3	PRIYANKA SAHA	PADMA DEVELOPER-66.66666667 Sq Ft

Land details as per Land Record

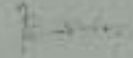
Block: Adh 24 Parganas, P.S- Rajarhat Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road
 Sawara Road(Atghara), Mouza Atghara Pin Code: 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
11	LR Plot No- 157, LR Khatian No- 2985	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.02000000 Acre.	Owner Name not selected by applicant.
12	LR Plot No- 157, LR Khatian No- 2986	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.02000000 Acre.	Owner Name not selected by applicant.
13	LR Plot No- 157, LR Khatian No- 2987	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.02000000 Acre.	Owner Name not selected by applicant.
14	LR Plot No- 157, LR Khatian No- 3053	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.01000000 Acre.	Owner Name not selected by applicant.
15	LR Plot No- 157, LR Khatian No- 3054	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.01000000 Acre.	Owner Name not selected by applicant.
16	LR Plot No- 157, LR Khatian No- 3055	Owner: [illegible] Gurdian: [illegible] Address: [illegible] Classification: [illegible] Area: 0.02000000 Acre.	Owner Name not selected by applicant.

On 03-12-2020

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 1,36,63,334/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 24-12-2020

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 10:58 hrs. on 24-12-2020, at the Office of the A.D.S.R. RAJARHAT by Mr. SOUMEN GHOSH .

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

Execution is admitted on 24/12/2020 by 1. Mr PRABIR KUMAR SAHA, Son of Late RASHBEHARI SAHA, ATGHARA, JHOWTALA, P.O. HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. KUNJ SAHA, Wife of Mr PRABIR KUMAR SAHA, ATGHARA, JHOWTALA, P.O. HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 3. PRIYANKA SAHA, Alias PRIYANKA SAHA GAYEN, Wife of Mr ASHIS GAYEN, ATGHARA, JHOWTALA, P.O. HATIARA, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Mr HARI CHAND BISWAS, . Son of Late B BISWAS, RAMNAGAR BARABERI, P.O. R GOPALPUR, Thana: Airport, . North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 24-12-2020 by Mr SOUMEN GHOSH PROPRIETOR, PADMA DEVELOPER, SWAPNA APARTMENT, GROUND FLOOR, JHOWTALA, P.O. HATIARA, P.S. - New Town, District-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr HARI CHAND BISWAS, . Son of Late B BISWAS, RAMNAGAR BARABERI, P.O. R GOPALPUR, Thana: Airport, . North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

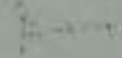
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Draft Rs 20/-, by Stamp No 50/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 16/221, Amount: Rs.50/-, Date of Purchase: 03/01/2019, Vendor name: AMAL KUMAR SAHA

Description of Draft

1. Draft(other) No: 915561000465, Date: 24/12/2020, Amount: Rs 20/-, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 3887 to 3913
being No 152309720 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2021.01.05 11:11:40 +05:30
Reason: Digital Signing of Deed

(Sanjoy Basak) 2021/01/05 11:11:40 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)