

8597

D-8565/2021



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

8/1476/22/21

AF 160848

The stamp and the document are to be registered. The stamp and the document are to be registered. The stamp and the document are to be registered. The stamp and the document are to be registered. The stamp and the document are to be registered.

Notarized Director SUD-Minister
Kolkata, New Town, North 24-Pgs.

12 AUG 2021

**GENERAL POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BE IT KNOWN TO ALL CONCERNED THAT, "We, (1) SMT. KHUKU SAHA (PAN : EQPPS3344A), wife of Late Bimal Kumar Saha, by occupation Housewife, (2) SRI BISWAJIT SAHA (PAN : ASAPS4405K) and (3) SRI RANAJIT SAHA (PANARQPS2029E), both sons of Late Bimal Kumar Saha, by occupation Business, above 3 (three) are residing at 32, Harish Neogy Road, Ultadanga Main Road, P.O. - Ultadanga, P.S. - Maniktala, Kolkata - 700 067 and (4) SMT. CHABI ROY (PAN : BNYPR4967F), daughter of Late Bimal Kumar Saha, by occupation Housewife, residing at 83/C, Jadunath Mukherjee Road, P.O. + P.S. Behala, Kolkata - 700 034, all are by faith Hindu, by Nationality Indian, hereinafter referred to and called as the "PRINCIPAL" do hereby nominate, constitute and appoint

1291

06.8.21

100/-

নং- ১-ভাঃ নং- ১-ভাঃ

ক্রেতার নাম ও সাই

ষ্টাম্প ডেভার স্বাক্ষর

বিধান নগর (সল্টলেক) সিটি এ ডি এস আর ও

মোট ষ্টাম্প ক্রয় জাঃ

চালান নং- মোট কত টাকা বরাদ্দ

টেকারী-বারাকপুর, ডেভার-মিতা

AVA Construction

AD 255/A Barindia

URD 101

29 JUN 2021

998000

1291-1292

৳ 150/-



Additional District Super Registrar
Rajshahi, New Town, North 24 Parganas

12 AUG 2021



पश्चिम बंगाल WEST BENGAL

AB 743240

AVA CONSTRUCTION [PAN : AGQPP6563R], a proprietorship concern, having its office at AD - 255/A, Rabindrapally, Krishnapur, Kolkata - 700101, represented by its sole proprietor **SRI SUDIP KUMAR PAUL [PAN : AGQPP6563R]**, son of Jagadish Chandra Paul, by faith Hindu, by Occupation Business, by Nationality Indian, residing at AD - 255/A, Rabindrapally, Krishnapur, P.O Prafullakanan, P.S - Baguiati, Kolkata - 700101, in the District North 24 Parganas, hereinafter referred to and called as the **"ATTORNEY"**.

1202 06-8-21 50/

কর- তার- মূল্য
ক্রেতার নাম ও পূর্ণ
স্বাক্ষর ভেদার স্বাক্ষর
বিধান নং-৪। সল্টলেক সিসি এ ডি এস আর. ও
মোট স্বাক্ষর ক্রম তার
চালান নং মোটরিক্স ঢাকা খরিদ
ক্রেতারি-বাবাকপুর, ভেদার-মিতা দত্ত

AVA- Construction

AD-255/A-Bulbina Street,
New 101

23 JUL 2021

998000



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

12 AUG 2021

WHEREAS the Principal herein is the absolute owner of **ALL THAT** Rayata Mokarari Sthitiban Swatiya Shali land measuring on area of 6 Cottahs, a little more or less, now physically measuring more or less **4 Cottahs 15 Chittacks 37 Sq. Ft.** while same portions have been left for adjacent passage in North and South side of the plot, appertaining to Mouza - Krishnapur, J.L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag No. 5573, corresponding to R. S. Dag No. 3546 under R. S. Khatian No. 552, proja sabek khatian No. 670, within the Rajarhat Police Station, presently under the Baguiati Police Station, within the District 24 Parganas North, **TOGETHER WITH** all rights, liberties and easements including the egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments morefully described in **First Schedule** bellow and subsequently entered into one Development Agreement with **AVA CONSTRUCTION [PAN : AGQPP6563R]**, a proprietorship concern, having its office at AD - 255/A, Rabindrapally, Krishnapur, Kolkata - 700101, represented by its sole proprietor **SRI SUDIP KUMAR PAUL [PAN : AGQPP6563R]**, son of Jagadish Chandra Paul, by faith Hindu, by Occupation Business, by Nationality Indian, residing at AD - 255/A, Rabindrapally, Krishnapur, P.O Prafullakanan, P.S - Baguiati, Kolkata - 700101 and registered the said Development Agreement in the 12/8/2021 and recorded the same in Book No. 1, Being No. 08563 for the year 2021.

NOW KNOWN BY THESE PRESENT THAT, We, (1) SMT. KHUKU SAHA (PAN : EQPPS3344A), wife of Late Bimal Kumar Saha, by occupation Housewife, **(2) SRI BISWAJIT SAHA (PAN : ASAPS4405K)** and **(3) SRI RANAJIT SAHA (PANARQPS2029E)**, both sons of Late Bimal Kumar Saha, by occupation Business, above 3 (three) are residing at 32, Harish Neogy Road, Ultadanga Main Road, P.O. - Ultadanga, P.S. - Maniktala, Kolkata - 700 067 and **(4) SMT. CHABI ROY (PAN : BNYPR4967F)**, daughter of Late Bimal Kumar Saha, by occupation Housewife, residing at 83/C, Jadunath Mukherjee Road, P.O. + P.S. Behala, Kolkata - 700 034, all are by faith Hindu, by Nationality Indian, hereinafter referred to and called as the **"PRINCIPAL"** do hereby nominate, constitute and appoint **AVA CONSTRUCTION [PAN : AGQPP6563R]**, a proprietorship concern, having its office at AD - 255/A, Rabindrapally, Krishnapur, Kolkata - 700101, represented by its sole proprietor **SRI SUDIP KUMAR PAUL [PAN : AGQPP6563R]**, son of Jagadish Chandra Paul, by faith Hindu, by Occupation Business, by Nationality Indian, residing at AD - 255/A, Rabindrapally, Krishnapur, P.O Prafullakanan, P.S - Baguiati, Kolkata - 700101, hereinafter referred to and called as the **"ATTORNEY"** to do,

Ranajit Saha

12 AUG 2021
Municipal District Sub-Registrar
Colaba, New Town, North 24 Parganas.



execute and perform all or any of the following acts, deeds matters and things, in the matter of execution and registration of Sale Deed / Deeds in regard to the Developer's allocation mentioned therein the said registered Development Agreement which is belongs to the Developer's allocation in our name and on our behalf, morefully describe hereunder as "said property".

- 1) To negotiate terms for selling the Developer's allocation mentioned therein the said registered Development Agreement and/or its' part portion to any intending purchaser or purchasers at such price or prices which the said attorney may in his absolute discretion thinks fit and proper to agree upon and to enter into any agreement or agreements for such sale or sales for the said Developer's allocation mentioned therein the said registered Development Agreement.
- 2) To receive any consideration from the intending purchaser or purchasers or any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good valid receipt and discharge for the same.
- 3) Upon such receipt as aforesaid in our names on our behalf and as our act and deed to sign, execute and deliver deed or deeds of sale, conveyance or conveyances of any one or more of the said Developer's allocation mentioned therein the said registered Development Agreement in favour of such purchaser or purchasers or their nominee or nominees or assignee or assignees.
- 4) To execute and sign all other deeds, instruments and assurances which the Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually conveying the said Developer's allocation mentioned therein the said registered Development Agreement in respect of the property as we could do ourselves, in personally present.
- 5) To present any such deed or, deeds of sale, conveyance or conveyances or other document or documents for registration when executed by them to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to do all other acts, deeds and things which our said attorney shall consider necessary for the transferring and/or conveying the said Developer's allocation mentioned therein the said registered Development Agreement to such purchaser or



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

12 AUG 2021

purchasers as fully and effectually in all respects as we could do the same ourselves.

This power of attorney shall not convey or constitute any right or title to enjoy the property to attorney.

- 6) To make sign and verify all the applications or objection to appropriate authorities for all and any license, permission or consent etc. required by law in connection with the management of the said Developer's allocation mentioned therein the said registered Development Agreement in respect of the First Schedule property.
- 7) To accept and withdraw on our behalf any compensation payable to us for acquisition or compulsory purchases requisition or hiring of any land or building belonging to me by the Government or any competent body or authority.
- 8) To appear for and represent us before the Board of Revenue, Collector of any District, Sub-Divisional Office and Magistrate, Judge, Munsif, Municipality, Block / District Land and Land Reforms Office and in all Government offices in all matters and things relating to us or its' affairs in respect of the First Schedule land mentioned in the Development Agreement Being No. 08569 for the year 2021.
- 9) To appear for and represent to us in all the Courts, Civil, Criminal or Revenue including Labour Tribunals, offices and to sign, execute, verify and file plaints written statement and petitions and also to present appeals in any Court and to accept services of all summons, notices and other process of law in respect of First Schedule land mentioned in the Development Agreement.
- 10) To appoint engage on our behalf, pleaders, advocates or solicitors whenever our said attorney shall think proper to do and to discharge and/or terminate their appointment in respect of First Schedule land mentioned in the Development Agreement.
- 11) To compromise, compound or withdraw cases or to refer them to arbitration all disputes and differences in respect of First Schedule land mentioned in the Development Agreement.
- 12) To sign, verify and file applications for execution of decrees or orders of any court and to purchase property at court auction sales in execution of decrees up to the amount of the decree in respect of First Schedule land mentioned in the Development Agreement.



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

12 AUG 2021

- 13) To withdraw and receive documents or money from Court, offices or opposite party either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases in respect of First Schedule land mentioned in the Development Agreement.
- 14) That our attorney are empowered to receive cheque, Bank Draft, Banker's Cheque, Account Payee or Bearer Cheques or Cash money of any land or unit sale proceed in our name and on our behalf in respect of First Schedule land mentioned in the Development Agreement.
- 15) To appear and represent me before any Notary, Registrar of Assurance, Dist. Registrar, Addl. Dist. Sub Registrar, Sub Registrar of Assurance and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and registrar or have registered and performed all deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the said First Schedule property mentioned in the Development Agreement.
- 16) To sign, execute and submit and take delivery of site plan, building plan, completion certificate as any other plans, documents, statements, papers, undertaking, declaration as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Kolkata Municipal Corporation in respect of our property more specifically mentioned in the First Schedule written hereunder.
- 17) To appear and represent me before all Statutory Authorities including the Authorities of The Kolkata Municipal Corporation, CESC and to sign all papers / applications in our name and on our behalf in respect of the First Schedule property mentioned in the Development Agreement.
- 18) That the Attorney has right to construct upon the First Schedule land by dint of the aforesaid registered Development Agreement.

AND we do hereby agree to verify and confirm all and whatever other act or acts by our said attorney lawfully do execute or perform or caused to be done, executed or performed in connection with sale or sales of the Developer's Allocation of the said property or properties under and by virtue of this **POWER OF ATTORNEY**.



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

12 AUG 2021

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT Rayata Mokarari Sthitiban Swatiya Shali land measuring on area of 6 Cottahs, a little more or less, now physically measuring more or less **4 Cottahs 15 Chittacks 37 Sq. Ft.** while same portions have been left for adjacent passage in North and South side of the plot, appertaining to Mouza - Krishnapur, J.L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised in C. S. Dag No. 5573, corresponding to R. S. Dag No. 3546 under R. S. Khatian No. 552, Proja Sabek Khatian No. 670, within the Rajarhat Police Station, presently under the Baguiati Police Station, within the District 24 Parganas North, within the zone of Samarpally Bye Lane AND the land is butted and bounded as follows :-

ON THE NORTH: By part R. S. Dag No. 3547 & 16 feet wide Road;
 ON THE SOUTH: By part R. S. Dag No. 3612 and land of Arabindo Samanta;
 ON THE EAST: By part R. S. Dag No. 3650 and land of Jay Sankar Paul;
 ON THE WEST: By part R. S. Dag No. 3546 and land of Biswaranjan Sarkar;

IN WITNESS WHEREOF We, the said Principals jointly have hereto set and subscribed our hand this the 12th day of August, 2021 (two thousand twenty one) in presence of witnesses.

SIGNED AND DELIVERED

by the Parties in presence of :

[Signature]

Chabi Roy.

[Signature]

[Signature]

(SIGNATURE OF THE PRINCIPAL)

1) Arun Lakshmi
 BE-6 Kalindrapally
 KOL-101

2) Meghna Mondal
 Tollymore Park
 Road KOL-101

AVA CONSTRUCTION

(SIGNATURE OF THE ATTORNEY)

Proprietor

Drafted by me:

Anil Kumar Das

Anil Kumar Das

Advocate

High Court, Calcutta

MB-1168/03



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

12 AUG 2021

SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *Ranajit Laha*

	LH					
	RH					

ATTESTED :- *Anup Kumar Paul*

PHOTO	LH					
	RH					

ATTESTED :-

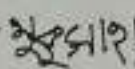


Additional District Registrar
Calcutta, New Town, North 24-Pgs.

12 AUG 2021

SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- 

	LH					
	RH					

ATTESTED :-
Chabi Roy.

	LH					
	RH					

ATTESTED :-




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

12 AUG 2021

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AGQPP6563R



नाम /NAME

SUDIP KUMAR PAUL

पिता का नाम /FATHER'S NAME

JAGADISH CHANDRA PAUL

जन्म तिथि /DATE OF BIRTH

16-01-1968

हस्ताक्षर /SIGNATURE

Sudip Kr. Paul

[Signature]

आयकर आयुक्त, प.प. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिला जाने पर शून्यक जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रशासित एवं तकनीकी),
पी-7,
चौरिंगहो स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.



ভারত সরকার

ভারতীয় জনসংখ্যা নিয়ন্ত্রণ



সুদীপ কুমার পাল
Sudip Kumar Paul
পিতা : জগদীশ চন্দ্র পাল
Father : Jagadish Chandra Paul
জন্মতারিখ / DOB : 16/01/1968
পুরুষ / Male



4954 9192 2836

আমার আধার, আমার পরিচয়



ভারতীয় জনসংখ্যা নিয়ন্ত্রণ

Unique Identification Authority of India

ঠিকানা:

S/O জগদীশ চন্দ্র পাল,
এ.ডি.255/এ, রবীন্দ্রপল্লী, কৃষ্ণপুর,
রাজারহাট (গোদালপুর (এম)),
প্রভুমা কলন, উত্তর ২৪ পরগনা,
মধ্য ২৪ পরগনা, পশ্চিম বঙ্গ,
700101

Address:

S/O Jagadish Chandra Paul,
Ad-255/A, Rabindra Pally,
Krishanpur, Rajarhat Gopalpur(M),
Pratulla Kanan, North 24
Paraganas, North 24 Paraganas,
West Bengal, 700101

4954 9192 2836



help@uidai.gov.in

Website

www.uidai.gov.in







स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASAPS4405K



नाम /NAME

BISWAJIT SAHA

पिता का नाम /FATHER'S NAME

BIMAL KUMAR SAHA

जन्म तिथि /DATE OF BIRTH

26-07-1967

हस्ताक्षर /SIGNATURE

Biswajit Saha

Shahin

जोड़कर आयुक्त, (सामु. आय.), कोलकाता.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो /मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संपुक्त आवक आगुल(पहल्लि एवं सऊ-पिडी).
पी-7,
चौरांगी स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/issued, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax(System & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.



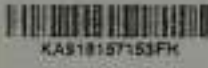


ভারত সরকার
Bharat Sarkar

Union Identification Authority of India
Government of India

Enrollment No. 2730/00284/60224

BISWAJIT SAHA
30, KARISH NEOGI ROAD
Udabanga Main Road S.O.
Udabanga Main Road, Kolkata,
West Bengal - 700067
Age: 34/10/54



KAS18157153FK



আপনার আধার সংখ্যা / Your Aadhaar No. :

9470 4658 7722

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

নাম :
BISWAJIT SAHA
www.uidai.gov.in
বয়স : 34/10/54



9470 4658 7722

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাওয়া যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার জীবনান্তে 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
Union Identification Authority of India

নাম : BISWAJIT SAHA
বয়স : 34/10/54

Address: 30, KARISH NEOGI ROAD, Udabanga
Main Road S.O. Udabanga Main Road, Kolkata,
West Bengal, 700067



9470 4658 7722



1667

1667@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

KHUKU SAHA

JOGENDRA LAL SAHA

10/02/1950

EQPPS3344A

१५/११

भारत सरकार
GOVT. OF INDIA







ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

জাতিকার্ড আই ডি/Enrollment No.: 1040/20050/01017

To
খুসু সাহা
Khuku Saha
32 HARISH NEOGI ROAD
Ultadanga Main Road S.O
Ultadanga Main Road, Kolkata
West Bengal 700067

5434382



MN154345824DF



আপনার আধার সংখ্যা/Your Aadhaar No.:

5407 3435 5539

আধার - সাধারণ মানুষের অধিকার



খুসু সাহা
Khuku Saha
পিতা : যোগেন্দ্র নাথ সাহা
Father : JOGENDRA NATH SAHA
জন্ম বর্ষ / Year of Birth : 1947
সহিতা / Female



5407 3435 5539

আধার - সাধারণ মানুষের অধিকার

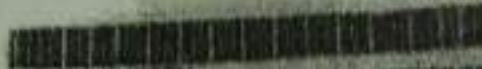


आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
CHABIRGY	
BINITAL SAHA	
05/10/1988	
Permanent Account Number	
BNYPR4967F	
Signature	



স্বাক্ষরিত নম্বর / Document No. 1502701143/06193

To
Chabi Roy
৬৩০
JALANATH MURTHUJEE HOMES
Dachin G. D.
Ghatila, Kuchibidui
West Bengal - 700031
001768700



KAS20000181PM

52906018



আপনার আধার সংখ্যা / Your Aadhaar No. :

8384 6819 2247

আমার আধার, আমার পরিচয়



ভারত সরকার

অসম্পূর্ণ আধার



নাম / Name
Chabi Roy
পিতা : বিমল সান্না
Father : BIMAL SAHA

জন্মতারিখ / DOB: 05/10/1968

সঙ্গী / Female

8384 6819 2247





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANAJIT SAHA
BIMAL KUMAR SAHA
15/07/1972

Permanent Account Number
ARQPS2029E

Ranjit Saha
Signature







भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0620/01870/79630

Download Date: 03/12/2023

To
Renuki Saha
CID: Renuki Saha
33 HARISH NEOGI ROAD
ULTADANGA
Ultadanga Main Road
Ultadanga Main Road
Kolkata West Bengal - 700067
9051449108

Issue Date: 20/11/2023

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

9473 8286 4074

VID : 8182 4090 8581 8356

मेरा आधार, मेरी पहचान



Download Date: 03/12/2023



Renuki Saha
Date of Birth/DOB: 15/07/1972
Male/ MALE

Issue Date: 20/11/2023

9473 8286 4074

VID : 8182 4090 8581 8356

मेरा आधार, मेरी पहचान



Major Information of the Deed

Deed No :	I-1523-08565/2021	Date of Registration	12/08/2021
Query No / Year	1523-8001476122/2021	Office where deed is registered	1523-8001476122/2021
Query Date	12/08/2021 6:32:47 PM		
Applicant Name, Address & Other Details	MEGHNATH MONDAL 79/10, A J C BOSE ROAD, Thana : Taltola, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No : 6291772962, Status : Solicitor firm		
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		
Stamp duty Paid (SD)	Rs. 1,17,78,747/-		
Rs. 150/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152308562/2021 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: Samarpally By Lane (Krishnapur), Mouza: Krishnapur, Pin Code : 700101

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	RS-3546	RS-552	Bastu	Shali	8 Katha		1,13,39,997/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road, Project Name :
Grand Total :					9.9Dec	0/-	113,39,997 /-	

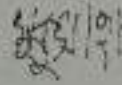
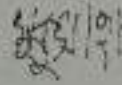
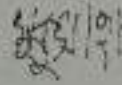
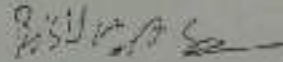
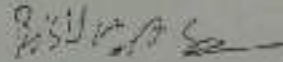
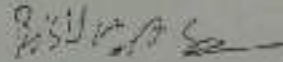
Structure Details :

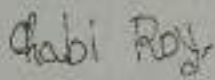
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650 Sq Ft.	0/-	4,38,750/-	Structure Type: Structure

Gr. Floor, Area of floor : 650 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	650 sq ft	0/-	4,38,750 /-	
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Principal Details :

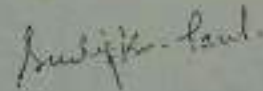
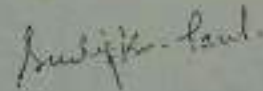
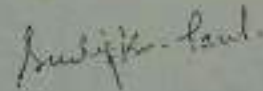
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> KHUKU SAHA Wife of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>12/08/2021</td> <td>LT</td> <td>12/08/2021</td> <td>12/08/2021</td> </tr> </tbody> </table> , 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EQxxxxxx4A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	Name	Photo	Finger Print	Signature	KHUKU SAHA Wife of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office				12/08/2021	LT	12/08/2021	12/08/2021
Name	Photo	Finger Print	Signature										
KHUKU SAHA Wife of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office													
12/08/2021	LT	12/08/2021	12/08/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> BISWAJIT SAHA Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>12/08/2021</td> <td>LT</td> <td>12/08/2021</td> <td>12/08/2021</td> </tr> </tbody> </table> , 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	Name	Photo	Finger Print	Signature	BISWAJIT SAHA Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office				12/08/2021	LT	12/08/2021	12/08/2021
Name	Photo	Finger Print	Signature										
BISWAJIT SAHA Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office													
12/08/2021	LT	12/08/2021	12/08/2021										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> RANAJIT SAHA (Presentant) Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>12/08/2021</td> <td>LT</td> <td>12/08/2021</td> <td>12/08/2021</td> </tr> </tbody> </table> , 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, City:- Kolkata, , P.O:- ULTADANGA, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxx9E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	Name	Photo	Finger Print	Signature	RANAJIT SAHA (Presentant) Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office				12/08/2021	LT	12/08/2021	12/08/2021
Name	Photo	Finger Print	Signature										
RANAJIT SAHA (Presentant) Son of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office													
12/08/2021	LT	12/08/2021	12/08/2021										

Name	Photo	Finger Print	Signature
CHABI ROY Daughter of Late BIMAL KUMAR SAHA Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office	 12/08/2021	 LTI 12/08/2021	 12/08/2021
, 83/C, JADUNATH MUKHERJEE ROAD, City:- Kolkata, , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: BNxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/08/2021 , Admitted by: Self, Date of Admission: 12/08/2021 ,Place : Office			

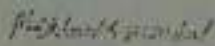
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AVA CONSTRUCTION AD-255/A, RABINDRAPALLY, KRISHNAPUR, City:- Kolkata, , P.O:- PRAFULLA KANAN, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 , PAN No.:: AGxxxxxx3R,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> SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office </td> <td>  Aug 12 2021 6:56PM </td> <td>  LTI 12/08/2021 </td> <td>  12/08/2021 </td> </tr> </tbody> </table> , AD-255/A, RABINDRA PALLY, KRISHNAPUR, City:- Kolkata, , P.O:- PRAFULLA KANAN, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AVA CONSTRUCTION (as Proprietor)	Name	Photo	Finger Print	Signature	SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 6:56PM	 LTI 12/08/2021	 12/08/2021
Name	Photo	Finger Print	Signature						
SUDIP KUMAR PAUL Son of JAGADISH CHANDRA PAUL Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 6:56PM	 LTI 12/08/2021	 12/08/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
MEGHNATH MONDAL Son of PARAN MONDAL 76/10B, A J C BOSE ROAD, City:- Kolkata, , P.O:- TALTOLA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014	 12/08/2021	 12/08/2021	 12/08/2021
Identifier Of KHUKU SAHA, BISWAJIT SAHA, RANAJIT SAHA, CHABI ROY, SUDIP KUMAR PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KHUKU SAHA	AVA CONSTRUCTION-2.475 Dec
2	BISWAJIT SAHA	AVA CONSTRUCTION-2.475 Dec
3	RANAJIT SAHA	AVA CONSTRUCTION-2.475 Dec
4	CHABI ROY	AVA CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	KHUKU SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
2	BISWAJIT SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
3	RANAJIT SAHA	AVA CONSTRUCTION-162.50000000 Sq Ft
4	CHABI ROY	AVA CONSTRUCTION-162.50000000 Sq Ft

Endorsement For Deed Number : I - 152308565 / 2021

On 12-08-2021

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 18:50 hrs on 12-08-2021, at the Office of the A.D.S.R. RAJARHAT by RANAJIT SAHA one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,78,747/-

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

Execution is admitted on 12/08/2021 by 1. KHUKU SAHA, Wife of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife, 2. BISWAJIT SAHA, Son of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 3. RANAJIT SAHA, Son of Late BIMAL KUMAR SAHA, 32, HARISH NEOGY ROAD, ULTADANGA MAIN ROAD, P.O: ULTADANGA, Thana: Maniktala, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 4. CHABI ROY, Daughter of Late BIMAL KUMAR SAHA, 83/C, JADUNATH MUKHERJEE ROAD, P.O: BEHALA, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by MEGHNATH MONDAL, Son of PARAN MONDAL, 79/10B, A J C BOSE ROAD, P.O: TALTOLA, Thana: Taltola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

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

Execution is admitted on 12-08-2021 by SUDIP KUMAR PAUL, Proprietor, AVA CONSTRUCTION (Sole Proprietorship), AD-255/A, RABINDRAPALLY, KRISHNAPUR, City:-Kolkata, P.O:- PRAFULLA KANAN, P.S:-Bagulati District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Indetified by MEGHNATH MONDAL, Son of PARAN MONDAL, 79/10B, A J C BOSE ROAD, P.O: TALTOLA, Thana: Taltola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Payment of Fees

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

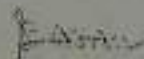
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 150/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1291, Amount: Rs.100/-, Date of Purchase: 06/08/2021, Vendor name: MITA DUTTA

2. Stamp: Type: Impressed, Serial no 1292, Amount: Rs.50/-, Date of Purchase: 06/08/2021, Vendor name: MITA DUTTA



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 358603 to 358630
being No 152308565 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.08.17 19:59:18 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/08/17 07:59:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)