

16/15/2024

1-01476/2024

भारतीय गैर न्यायिक



पचास
रुपये
₹.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

21/504490/24

AM 241873

Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this document are also part of this document.

DEVELOPMENT POWER OF ATTORNEY

Audi. Dist. Sub-Registar
Alipore, South 24 Parganas
29 AUG 2024

BY THIS POWER OF ATTORNEY WE, 1) SONA SANYAL, having PAN: BGRPS0749G, Aadhaar No. 0000 0000 1190, wife of Late Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal, by faith - Hindu, by Nationality - Indian, by Occupation - House Wife, residing at 43, Kalitala Park, P.O. - Bansdroni, P.S. - Bansdroni (previously Regent Park) Kolkata - 700 070, District - South-24-Parganas, 2) NANDITA SANYAL, having PAN: JGDPS1580K, Aadhaar No. 0000 0000 6131, daughter of Late Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal, by faith - Hindu, by Nationality - Indian, by Occupation - Self Employed, residing at 43, Kalitala Park, P.O. - Bansdroni, P.S. -

8 AUG 2024

6150

No. ₹ 50/- Date.

Name : Tahira khatoon Adv

Address : Advocate
Alipore Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KO-27



Addl. Dist. Sub-Registrar
Alipore

29 AUG 2024
Kolkata

Bantu Saha
S/o Radhalch Saha
5, P.R. Lane, Kol- 33
P.S. Chanc Manket
Law Clerk

Bansdroni (previously Regent Park) Kolkata - 700 070, District - South-24-Parganas, the **PRINCIPALS** herein do hereby **SEND GREETINGS**;

WHEREAS one Sri. Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal, son of Late Pratul Chandra Sanyal was the sole and absolute owner in respect of land measuring about 4 Cottah 4 Chittack out of which 1 Cottah 10 Chittack land comprised in R.S. Dag No. 1273 and 2 Cottah 10 Chittack land comprised in R.S. Dag No. 1270 under R.S. Khatian No. 276 in Mouza- Bansdroni Gram, J.L. No. 45, Touzi No. 63 & 64, Pargana- Magura under P.S. Jadavpur, District-24-Parganas by purchase from the erstwhile Owners namely Sri. Onkar Lal Sarkar, son of Late Hirendra Lal Sarkar & Others by virtue of a Bengali Saf Bikray Kobala dated 10.02.1976, which was registered in the Office of the Sub-Registrar at Alipore 24- Parganas and recorded in Book-I, Volume No. 4, Pages from 236 to 249, Being No. 932 for the year 1976;

AND WHEREAS upon such purchase as stated above said Sri. Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal had become the sole and absolute owner in respect of the aforesaid landed property and got mutated his name with the records of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation and the said property has been assessed as K.M.C. Premises No. 280, Kalitala Park (having Postal Address 43, Kalitala Park), P.S. Regent Park , Kolkata- 700 070, having Assessee No. 311131202809 under Ward No. 113 of the Kolkata Municipal Corporation. and had been in peaceful possession and enjoyment of the same on payment of Taxes and other outgoing charges to the appropriate authorities by exercising all rights of ownership according to law to the exclusion of others;

AND WHEREAS said Sri. Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal while thus well seized and possessed of the aforesaid landed property died intestate on 12.01.2002 leaving behind him his widow Smt. Sona Sanyal, the Executant No. 1 herein, one son



29



Sri. Subhajit Sanyal @ Surojit Sanyal, since deceased and one married daughter namely Smt. Nandita Sanyal, the Executant No. 2 herein as his legal heirs and successors, who jointly inherited all the movable and immovable properties including the aforesaid Premises being No. 280, Kalitala Park (having Postal Address 43, Kalitala Park), P.S. Bansdroni previously Regent Park Kolkata- 700 070 left by said Late Krishna Brata Sanyal, each having undivided equal share therein as per provisions of the Hindu Succession Act;

AND WHEREAS subsequently the only son of Late Krishna Brata Sanyal, namely Sri. Subhajit Sanyal @ Surojit Sanyal died intestate as bachelor on 13.03.2012 leaving behind him his mother Smt. Sona Sanyal and only married sister Smt. Nandita Sanyal as his legal heirs and successors upon whom the undivided share of Late Sri. Subhajit Sanyal @ Surojit Sanyal devolved;

AND WHEREAS upon demise of Late Krishna Brata Sanyal @ Krishnabrata Sanyal @ Krisna Brata Sanyal and his son Subhajit Sanyal @ Surojit Sanyal, the Executants herein have become the joint absolute owners in respect of the aforesaid Premises being No. 280, Kalitala Park (having Postal Address 43, Kalitala Park), P.S. Bansdroni previously Regent Park Kolkata- 700 070, which is more particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**" and got mutated their names with the records of the B L & L.R. department of West Bengal and the Kolkata Municipal Corporation and have been in peaceful joint possession and enjoyment of the same on payment of Taxes and other outgoing charges to the appropriate authorities by exercising all rights of ownership according to law to the exclusion of others;

AND WHEREAS being desirous to develop the said premises and also having a clear and marketable title in respect of the said premises the Principals herein have jointly entered into a Development Agreement



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Addl. Dist. Sub-Registrar Alipore
29 AUG 2024
Smith 24 Parganas
Pin- 700027

on .08.2024 with **TOLLY CREATIONS PRIVATE LIMITED**, having **PAN: AAJCT4797P, CIN: U45201WB2022PTC254908**, a Company incorporated under the Companies Act, 1956 and as amended in the year 2013, having its registered Office at 99, Sarat Pally, P.O. Bansdroni, P.S. Bansdroni (previously Regent Park), Kolkata- 700 070, represented by its Directors **(1) MR. BINOD CHOWDHURY**, son of Late Dasarath Chowdhury, residing at Sarat Pally, P.O. Bansdroni, P.S. Bansdroni (previously Regent Park), Kolkata- 700 070, **(2) MR. SUKANTA SAHA**, son of Sri. Nitai Chand Saha, residing at 88D, N. S. C. Bose Road, P.O. Regent Park, P.S. Golf Green(formerly Jadavpur), Kolkata- 700 040, mentioned therein as the **DEVELOPER** for the purpose of Development of the said premises as mentioned in the **SCHEDULE** herein below and the said Development Agreement was registered in the Office of the District Sub-Registrar II, Alipore, South 24-Parganas and recorded in Book-I, Volume No.1695-2024, being No. **01473** for the year 2024;

Sukanta Saha
AND WHEREAS it is specifically stipulated in the said Development Agreement dated **29**. 08.2024 that We shall execute a registered Development Power of Attorney in favour of the said Developer to do several acts and things to facilitate the Development work in our said property as more fully mentioned in the **SCHEDULE** herein below;

NOW KNOW BY THESE PRESENTS, We, the **Executants** herein do hereby appoint and nominate, **TOLLY CREATIONS PRIVATE LIMITED**, having **PAN:AAJCT4797P, CIN: U45201WB2022PTC254908**, a Company incorporated under the Companies Act, 1956 and as amended in the year 2013, having its registered Office at 99, Sarat Pally, P.O. Bansdroni, P.S. Bansdroni(previously Regent Park), Kolkata- 700 070, represented by its Directors **(1) MR. BINOD CHOWDHURY**, having **PAN: ALEPC9848D, Aadhaar No. 0000 0000 4100**, son of Late Dasarath



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Chowdhury, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Sarat Pally, P.O. Bansdroni, P.S. Bansdroni (previously Regent Park), Kolkata- 700 070, (2) **MR. SUKANTA SAHA**, **PAN: BCLPS1697H, Aadhaar No. 0000 0000 9294**, son of Sri. Nitai Chand Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 88D, N. S. C. Bose Road, P.O. Regent Park, P.S. Golf Green(formerly Jadavpur), Kolkata- 700 040, to be our true and lawful Attorney in our name and on our behalf to do execute and perform severally and jointly the needful, acts, deeds and things relating to our said property as mentioned below;

1. To look after, manage, control, protect, preserve and supervise, develop and administer our said landed property, which is more fully described in the **SCHEDULE** hereunder written and to develop the same in any manner whatsoever as be necessary for the purpose of construction of the proposed multi-storied residential building thereon.
2. To do all acts, deeds, matters and things and to represent us before and correspond with the Concerned Authorities for any of the matters relating to development work in respect of the said property as mentioned in the **SCHEDULE** herein below.
3. To construct proposed multi-storied building upon the land at the said property after demolition of existing structure standing thereon as per plan prepared by the Architect appointed by our said Attorney subject to be sanctioned by the competent authority of the Kolkata Municipal Corporation .
4. To deal with the Assessment Department of the Kolkata Municipal Corporation to get the assessment from the concerned



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authority in respect of our said property, if necessary and to cause mutation in our names with the records of the Kolkata Municipal Corporation, as well as the records of the concerned department of B.L. & L.R.O.

5. To apply to the Kolkata Municipal Corporation and any other authority and/or authorities concern for sanction of the building plan, its variation and/or modification of whatsoever manner or nature in respect of the said property which to be sanctioned by the competent authority and/or Department or Departments of the Kolkata Municipal Corporation and for that purpose to sign on our behalf of all such relevant papers and documents, applications, maps or plans etc. and to take delivery of all of them and any representations as the said Attorneys shall think fit and proper for and on behalf of us.

6. To make supervise and construction of the multi-storied building and/or structure according to the sanctioned building plan to be sanctioned by the competent authority of the Kolkata Municipal Corporation, in respect of the said property as mentioned in the **SCHEDULE** hereunder written and to that effect to get signed, pursue and collect on behalf of us all such relevant applications, drawings, documents and any representations of whatsoever in any manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

7. To erect boundary walls in and around of the said property, as mentioned in the **SCHEDULE** hereunder written.

8. To appoint Engineers, Architects and their Agent or Agents and Subcontractors as the said Attorney shall think fit and proper and to



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make payment of their fees and charges of such Architects, Engineers and their Agent or Agents and/or sub-contractors according to the needs as may be necessary from time to time during the construction period, for and on our behalf.

9. To sign and execute all papers and documents and appear and represent me before the necessary authorities like Kolkata Municipal Corporation, B L & LRO, WBRERA, Fire Services Dept., West Bengal/Kolkata Police and WBSEDCL in connection with the said property as mentioned in the **SCHEDULE** herein below.

10. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney..

11. To represent us before any and/or every Concerned Authority/ie; in relation with any and/or every type of work in respect of our said property as mentioned in the **SCHEDULE** herein below.

To make various deposits into the various Concerned Department and/or Authorities and/or offices in respect of our said property and also to get, refund for any excess payment in respect of the same and to issue proper and valid receipt for the same.

12. To insure the said property against damage fire tempest riots, flood, earthquake or otherwise as it stands fit and proper.

13. To accept for us and in our names or on our behalf service of any writ or summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or other



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officer whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s to prosecute or discontinue or become no suited as the said Attorney shall see cause then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/ belonging or payable to me by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocate/s and/or Agents and/or Lawyer/s to prosecute and/or to defend the case as occasions may arise either in my name or in the name of the Attorney in relation to our said property as mentioned in the **SCHEDULE** herein below.

- 14.** To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agents to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation with the said property as mentioned in the **SCHEDULE** herein below.
- 15.** To sign, verify and execute plaint/s, written statement/s, counter claim/s, appeal/s, review/s, application/s, objection/s, affidavit/s, authority/ies, paper/s and document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s action/s, appeal/s and proceedings of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts, deeds and things and to appear and/or to make petitions and/or applications in any such Court or Courts aforesaid in any suit/s action/s, appeal/s and/or proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer judgment/s or decree to be or had



A handwritten signature in black ink, appearing to read 'MC'.



given, taken or pronounced in any such suit/s action/s appeals, proceedings and to execute decree/s as the said Attorney shall be advised or think fit and proper.

- 16.** To receive from any Court or any Officer thereof or from any person, Firm or Body Corporate any amounts due and payable to us on any account whatsoever and to give sign and execute all papers, receipts release and discharge the same in respect of the said property as mentioned in the **SCHEDULE** herein below.
- 17.** To execute any Agreement for Sale and/or to present any document for registration of any portion or flat of the newly constructed building on our behalf unto in favour of the intending Purchaser/s.
- 18.** To swear Affidavit in any Court of Law or any Magistrate, Notary Public or before any other competent authority and also boundary declaration Kolkata Municipal Corporation Gift/Declaration for purpose of Development work of our said property as mentioned in the **SCHEDULE** hereunder written.
- 19.** To receive money whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers against the Developer's Allocation of the said Development Agreement and to grant proper receipt and discharge thereof.
- 20.** To represent us before the Registrar, Sub Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration, Rectification and/or other documents including Sale Deed in relation with the Developer's allocation in the



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Addl. Dist. Sub-Registrar
APPEAL
29 AUG 2024
RECEIVED

newly constructed building to be constructed upon the **SCHEDULE** property on receipt of valuable consideration as mentioned therein.

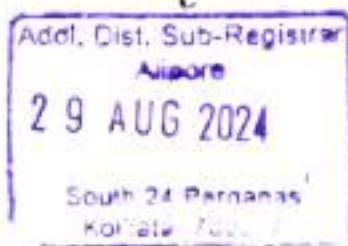
21. To deliver Khas and vacant possession of the flat/unit/spaces etc. out of the Developer's Allocation to the intending Purchaser or Purchasers after execution and registration of proper Deed of Conveyance in respect of their respective flat or unit or spaces etc.

22. To charge the Developer's allocation by way of equitable mortgage and to make the property free from all encumbrances and liabilities whatsoever.

23. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to laws and custom of India and particularly of West Bengal.

24. We do hereby undertake and agree that We shall not in any way write any letter and/ or correspond with the Government in all its Departments, and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorneys. We, do hereby expressly agree and undertake that if any such instruction/s is/are issued by us, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities, shall be entitled to disregard all such instructions given by us, regarding the property as mentioned in the **SCHEDULE** herein below except in case all or any of the acts, deeds or things go against our respective interest or claim.

25. And We do hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently severally and/or jointly the powers



conferred upon me said Attorney by this power in respect of the matters related with the development work of the said property as mentioned in the **SCHEDULE** herein below including authorizing somebody to act on behalf of them, whenever applicable and necessary.

26. And We do hereby declare to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the said property by virtue of these presents and We do hereby further declare and say that We shall not do anything inconsistent with this Power of Attorney.

THE SCHEDULE AS ABOVE REFERRED TO

(Description of the said property)

ALL THAT piece and parcel of 4 Cottah 4 Chittack Bastu land out of which 2 Cottah 10 Chittack land comprised in R.S. & L.R. Dag No. 1270 under R.S. Khatian No. 276, L.R. Khatian No. 4846 & 4847 and 1 Cottah 10 Chittack land comprised in R.S. & L.R. Dag No. 1273 under R.S. Khatian No. 276, L.R Khatian No. 4846 & 4847 in Mouza - Bansdroni, J.L. No. 045, Touzi No. 63 & 64, Block - Kolkata, Pargana - Magura, District - South 24 Parganas, along with structure measuring about 850 Sq.ft. standing thereon lying and situates at K.M.C. Premises being No. 280, Kalitala Park (having Postal Address 43, Kalitala Park), P.O. Bansdroni, P.S. - Bansdroni (previously Regent Park), Kolkata- 700 070 within the limits of the Kolkata Municipal Corporation under Ward No. 113 having Assessee No.311131202809, District - South-24-Parganas, which is butted and bounded as follows :

ON THE NORTH :- By 8' Wide K.M.C. Road;

ON THE SOUTH :- By House of Sri Bhabotosh Halder;

ON THE EAST :- By 20' Wide K.M.C. Road;

ON THE WEST :- By House of Sri. Bimal Saha;

Sublime Saha



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Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SONA SANYAL
Signature 6310411034



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NANDITA SANYAL
Signature Nandita Sanyal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BINOD CHOWDHURY
Signature Binod Chowdhury



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUKANTA SAHA
Signature Sukanta Saha



Major Information of the Deed

Deed No :	I-1605-01476/2024	Date of Registration	29/08/2024		
Query No / Year	1605-8002304490/2024	Office where deed is registered			
Query Date	29/08/2024 1:33:07 PM	A.D.S.R. ALIPORE, District: South 24-Parganas			
Applicant Name, Address & Other Details	TAHIRA KHATUN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831662371, Status : Advocate				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
Rs. 1/-	Rs. 45,05,003/-				
Stamp/Duty Paid(SD)	Registration Fee Paid				
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)				
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160501473/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)				

Land Details :

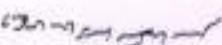
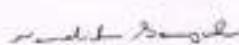
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KALITALA PARK, , Premises No: 280, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak	1/-	42,50,003/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.0125Dec	1/-	42,50,003/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	0/-	2,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 850 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	850 sq ft	0/-	2,55,000/-	

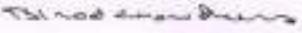
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sona Sanyal Wife of Late Krishna Brata Sanyal Alias Krishnabrat Sanyal Alias Krisna Brata Sanyal Executed by: Self, Date of Execution: 29/08/2024 Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office		 Captured	
43 , Kalitala Park , City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: bgxxxxxx9g, Aadhaar No: 29xxxxxxxx1190, Status: Individual, Executed by: Self, Date of Execution: 29/08/2024 Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Nandita Sanyal Wife of Kosuhik Chowdhury Executed by: Self, Date of Execution: 29/08/2024 Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office		 Captured	
43 , Kalitala Park , City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: jgxxxxxx0k, Aadhaar No: 96xxxxxxxx6131, Status: Individual, Executed by: Self, Date of Execution: 29/08/2024 Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office				

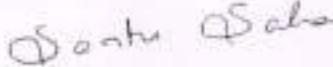
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TOLLY CREATIONS PRIVATE LIMITED 99 , SARAT PALLY , City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BINOD CHOWDHURY Son of Late DASARATH CHOWDHURY Date of Execution - 29/08/2024, Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 29 2024 2:02PM LTI 29/08/2024 29/08/2024				
	SARAT PALLY, City:-, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No.: ALxxxxxx8D, Aadhaar No: 40xxxxxxxx4100 Status : Representative, Representative of : TOLLY CREATIONS PRIVATE LIMITED (as DIRECTOR)			
2	Name	Photo	Finger Print	Signature
	SUKANTA SAHA (Presentant) Son of NITAI CHAND SAHA Date of Execution - 29/08/2024, Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 29 2024 2:02PM LTI 29/08/2024 29/08/2024				
88D, N S C BOSE ROAD, City:- Kolkata, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX1, PAN No.: BCxxxxxx7H, Aadhaar No: 85xxxxxxxx9294 Status : Representative, Representative of : TOLLY CREATIONS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTU SAHA Son of Mr BADAL CH SAHA 5, P R LANE, City- Kolkata, P.O- LAKE, P.S-Charu Market, District-South 24-Parganas, West Bengal, India, PIN:- 700033		 Captured	
	29/08/2024	29/08/2024	29/08/2024
Identifier Of Sona Sanyal, Nandita Sanyal, BINOD CHOWDHURY, SUKANTA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sona Sanyal	TOLLY CREATIONS PRIVATE LIMITED-3.50625 Dec
2	Nandita Sanyal	TOLLY CREATIONS PRIVATE LIMITED-3.50625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sona Sanyal	TOLLY CREATIONS PRIVATE LIMITED-425.00000000 Sq Ft
2	Nandita Sanyal	TOLLY CREATIONS PRIVATE LIMITED-425.00000000 Sq Ft

Endorsement For Deed Number : I - 160501476 / 2024

On 29-08-2024

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 13:47 hrs on 29-08-2024, at the Office of the A.D.S.R. ALIPORE by SUKANTA SAHA ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,05,003/-

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

Execution is admitted on 29/08/2024 by 1. Sona Sanyal, Wife of Late Krishna Brata Sanyal Alias Krishnabrata Sanyal Alias Krishna Brata Sanyal, 43 , Kalitala Park , P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Nandita Sanyal, Wife of Kosuhik Chowdhury, 43 , Kalitala Park , P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indentified by Mr SANTU SAHA, , Son of Mr BADAL CH SAHA, 5, P R LANE, P.O: LAKE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2024 by BINOD CHOWDHURY, DIRECTOR, TOLLY CREATIONS PRIVATE LIMITED, 99 , SARAT PALLY , City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN- 700070

Indentified by Mr SANTU SAHA, , Son of Mr BADAL CH SAHA, 5, P R LANE, P.O: LAKE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-08-2024 by SUKANTA SAHA, DIRECTOR, TOLLY CREATIONS PRIVATE LIMITED, 99 , SARAT PALLY , City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indentified by Mr SANTU SAHA, , Son of Mr BADAL CH SAHA, 5, P R LANE, P.O: LAKE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Law Clerk

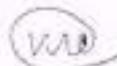
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 6150, Amount: Rs.50.00/-, Date of Purchase: 08/08/2024, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 64689 to 64709

being No 160501476 for the year 2024.



Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.09.03 17:53:42 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 03/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.