

18752/2023

J. 16294/23



1  
11-22  
22/11/23

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 587069

3/2568462/23

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Certified that the Document is admitted to Register. The Signature Sheet and the endor. are the part of the document.

*[Signature]*  
Additional Registrar of Assurances Kolkata

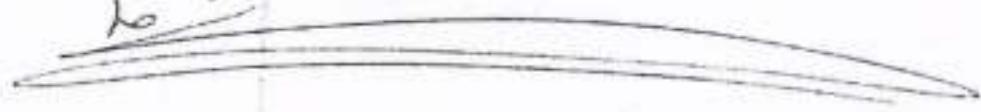
22 NOV 2023

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT** we. (1) **SRI ABIR GHOSH**, (Having PAN- ADJPG1663R, Aadhaar No. 9634 4442 1961, Voter Identity Card No. WB/20/134/537354), son of Late Pronay Kamal Ghosh, by faith- Hindu, by occupation- Retired Person, by Nationality- Indian, and (2) **SRI ABHRA GHOSH**, (Having PAN-

M. S. C. (10/11/23)

2/7  
21/11/03  
K. S. L.  
A2



06 NOV 2003



1

22 NOV 2023

Pradip Subhakar  
1/01/03. Sankar Subhakar  
Bansat Cant  
Post-Box - Bansat  
Dist. North 24 P.S.  
Kal-700124

AJUPG8378A, Aadhaar No: 8775 9232 7335, Voter I. Card No: XVM2135929) son of Late Pronay Kamal Ghosh, by faith- Hindu, by occupation- Business, by Nationality- Indian, both are residing at 257, Kalibari 3rd Lane, P.O. & P.S. New Barrackpore Kolkata- 700 131, District North 24 Parganas, do hereby execute this Development Power of Attorney with powers and provisions hereinafter contained :

**WHEREAS** we the executants being the absolute owners in respect of the property described in the **SCHEDULE** hereunder written have entered into a Development Agreement with "**NEW MAA SARADA CONSTRUCTION**" (PAN-AASFN0956A), a Partnership Firm having its Registered office at 33/7, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, being represented by its "**MANAGING PARTNER**" namely **SRI GOPAL CHANDRA SAHA**, (Having PAN-ALFPS5104D), son of Late Tarak Chandra Saha, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, appointed by way of a Registered Deed of Partnership which was registered at D.S.R. I, North 24 Parganas, Barasat recorded in Book No: IV, Volume No: 1501-2020, Pages from 6625 to 6650, being Deed No: 00238 for the year 2020, for development of the Schedule property by way of raising a (G+4) storied building thereon with certain terms and conditions therein contained free from all encumbrances.

K. Saha  
(Attor)

AND WHEREAS in terms of the said Development Agreement it is condition precedent to authorize the said Developer for proper execution of construction work in our said plot of land and as such we do hereby appoint nominate and constitute SRI GOPAL CHANDRA SAHA, (Having PAN- ALFPS5104D), son of Late Tarak Chandra Saha, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 33, Aurabindo Road, P.O. & P.S. New Barrackpore, Kolkata- 700 131, District North 24 Parganas, Managing Partner of "NEW MAA SARADA CONSTRUCTION", a Partnership Firm as recited hereinabove as our true and lawful Attorney to do and perform the following acts, deeds, matters and things to give effect to the provisions laid down under the said Development Agreement executed by and between ourselves and registered before the office of the A.R.A-II, Kolkata, being No: 16283 dated 22.11.2023 and the said Partnership Firm represented by the Attorney above named on this day.

AND WHEREAS the said DEVELOPER has requested us to execute and grant the said Power of Attorney in favour of the DEVELOPER which We do hereby as follows and we do hereby appoint, nominate and constitute the above mentioned person the Partners of the Firm, to do and perform the following acts, deeds and things in our names and on our behalf that is to say :

K. S. PAN

- 1) To manage, maintain, protect and secure the Subject Property and do all acts deeds and things in connection therewith.
- 2) To cause survey, test soil, do excavation and other works at the Subject Property.
- 3) To carry out construction, addition, alteration, demolition, reconstruction and other related activity in respect of any development, erection, re-erection, demolition, addition or alteration whatsoever at the Subject Property or any part thereof and to sign, execute and register any kind of contracts with any third party under the terms and conditions as be deemed fit by our Attorney.
- 4) To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property i.e. the Schedule property or any part thereof.
- 5) To subdivide the Subject Property in one or more plots/sub-plots, passages, open or covered spaces or other divisions as the Attorney may deem fit and proper and in case of necessity.

6} To apply for and obtain any permission, clearance and license to erect and run/ operate and/or maintain lift and any other utility, input or facility in the new building or buildings and/or the Subject Property .

7} To apply for and obtain all permissions, approvals, licenses, registrations clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.

8} To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.

9} To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.

K. S. S. (K.S.)

10} To prepare apply for sign and submit plans, maps and sketches for sanctioning for the Subject Property to the concerned Municipal or other authorities and to have the same sanctioned and if required, to have the same modified, revised, altered and/or renewed and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct a set of multi-storied buildings in the Schedule property in accordance with the sanctioned building plan, deliver physical possession of the allocated areas of the Executants/Land Owners to the extent in terms of the building plan or plans, revised plan as sanctioned or to be sanctioned by the local Municipal Authority or any other authority competent to give such approval for construction of multi storied building or buildings in terms of the Development Agreement executed by and between the parties on this day.

11} To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/renewal of the plan for the Subject Property.

12} To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the subject property or any part thereof and from local Municipal Authority, Collector, District

Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney.

13) To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas power drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

14) To appoint engineers, technicians, masons, labourers and other workmen or collaborate with organizations and persons in connection with construction of multi storeyed building or buildings in several "Phases" or "Blocks" in the Schedule property comprising of commercial spaces residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Land owners and the Proprietor of the Developer. And to make it clear that our said Attorney being the Proprietor of the Developer and authorized persons to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Land Owners

K. S. S. S.

i.e. the allocation of the Land Owners/Executants to the extent as per sanctioned or to be sanctioned by the local Municipal Authority

16) To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers or unauthorized if there be any and to take appropriate steps whether by legal action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said Attorney may deem fit and proper

16) To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire earthquake and/or other risks. if and as be deemed necessary and/or desirable by the said Attornies and to pay all premium thereof.

17) To advertise and publicize and Development project at the Subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the allocated areas of the Developer

H. S. S. (2021)

18) To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developer or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Developer and issue receipts, acknowledgements and discharges therefor and to full exonerate the person or persons paying the same.

19) To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Allocation of the Developer.

20) To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.

21) To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Developer or any part thereof for and on behalf of the Principal in such manner as the said Attornies may deem fit and proper, well indemnifying the interest of the Land Owners/First Party in all respect.

K. S. Srinivasan

22) To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the Subject Property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc. which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.

23) To have the Allocation of the Developer or any part thereof to be separately assessed and mutated in the name of the Owner/Purchaser/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.

24) To contest or challenge any proceeding relating to vesting or acquisition by the Thika Tenancy Authority or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof.

K. Saha  
(Att)

25) To deal with any claim of any third party fully and in all manner and to oppose or settle the same.

26) For all or any of the purposes hereinstated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and the Principal before the concerned Municipal Authority, Collector, District Magistrate, under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act.

27) To appear and represent the Principals before any Registrar of Assurance, District Registrar, Additional District Sub Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents, instruments and writings executed by the said Attorney by virtue of the powers hereby conferred

28) To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.

29} To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters hereinstated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if though fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, WBLRTT, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc and to sign, declare, verify and/or affirm any plaint, written statement, written objection, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorneys, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said Attorney may think fit and proper.

30} To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal postal authorities and/or other authorities and/or persons.

K. S. S. S.  
(1992)

31} To receive and refund of the excess amount of fee or other amounts, if any paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

32} To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holdings in the names of the Landowners or share thereof before the Local Municipality and the Revenue office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.

33} To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal rates and taxes and other charges whatsoever) payable in respect of the said Subject Property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

34} To construct effect and raise boundary walls in and around the said Subject Property or portions thereof, and to effect all Development works in the Schedule

Property in terms of the Development Agreement executed between us on this day and strictly in terms of the sanctioned building plan and Schedule of Specification thereof contained

35) To deal with full and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said Attorney may deem fit and proper.

36) To execute any deed of sale, gift or any other instrument of transfer in respect of the allocated areas of the Developer along with proportionate share in the Schedule property in favour of any intending purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer my said Attorney shall deliver physical and khas

3. Sale (202)

possession of the constructed areas i.e. residential flats, shop rooms, thereon or any part thereof in favour of the intending purchaser or purchasers in respect of the allocated areas of the Developer or any part or portion thereon free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of "Agreement for Sale" and "Deed of Conveyance" the power hereby given is strictly limited in respect of the allocated areas of Developer and our said Attornies shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developer. To make it clear that the said Development agreement executed by us and the said Developer on this day, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation and both the documents shall remain in force till completion of the entire construction work with delivery of our allocated areas with completion certificate from the local Municipal Authority.

37} To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.

38} For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, and to revoke such

(S.R. PAN)

appoints, to commence and/or institute any suits, proceedings, appeals and revision before the competent Court of law and to sign and execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law including Court of Appeal and Appellate Tribunal in my name and on my behalf

39) We do hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney and that all the acts and deeds our Attorney shall do and perform jointly or severally shall be deemed to have been done by me in person and we shall be bound by such acts and actions.

40) We hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per terms and specification contained in the Schedule of Specification contained in the body of the said Development Agreement by the Developer and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. If the said Attorney shall not progress or process the project within the stipulated period, we shall revoke this Power of Attorney.

A. Saha  
1/10/19

SCHEDULE ABOVE REFERRED TO

( Land to be Developed )

ALL THAT piece and parcel of "Bastu" land measuring about 5 (Five) Cotthas be the same a little more or less lying and situated at Mouza- Aharampur J.L. No. 35, Re-Su No: 98, comprised in C.S. Dag No: 295, R.S. Dag No: 1919, L.R. Dag No: 1234, L.R. Khatian No: 1247, being Municipal Holding No: 257, Kalibari 3rd Lane, Ward No: 2, within local limit of New Barrackpore Municipality, under Police Station- Khardah, thereafter Gholia at present New Barrackpore, A.D.S.R.O. Barrackpore at present Sodepur, District North 24 Parganas. The Finger Prints and Photographs of the Executants and the Developer are annexed hereto which is the part of this DEVELOPMENT POWER OF ATTORNEY which is butted and bounded in the following manner :-

BUTTED AND BOUNDED

On the North : By Kalibari 3rd Lane.  
On the South : By Property of Prafulla Das.  
On the East : By property of Subrata Dutta  
On the West : By Land of Amal Ghosh.

K. Saha  
(Adv)

Contd.

IN WITNESS WHEREOF We, the EXECUTANTS do hereunto set and subscribed our hand and seal on this DEVELOPMENT POWER OF ATTORNEY this the 22nd day of November, Two Thousand Twenty Three.

SIGNED, SEALED & DELIVERED

In the presence :

- 1) Pradip Debnath  
Barasat Court  
143/3 - Barasat  
Kul - 100124
- 2) Soumen Roy  
Barasat  
Kul - 124

Pradip Debnath

Soumen Roy

SIGNATURE OF THE EXECUTANTS.

Drafted by :

Kuntala Saha  
(Adv)

{ Kuntala Saha }  
ADVOCATE,  
Barasat District Judges' Court,  
District North 24 Parganas,  
Enrolment No. F/74/60/93

Printed by me :

Bipul Ghosh  
{ Bipul Ghosh }  
Judges' Court, Barasat.

M/s. New Maa Sarada Construction  
Jayachandra Saha  
Partner

SIGNATURE OF THE ATTORNEY.

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name ABIR GHOSH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Abir Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name ABHIR GHOSH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Abhir Ghosh

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name GOPAL CHANDRA SAHA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Gopal Chandra Saha

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

### Major Information of the Deed

Deed No :	I-1902-16294/2023	Date of Registration	22/11/2023
Query No / Year	1902-8002868462/2023	Office where deed is registered	
Query Date	22/11/2023 1:34:35 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRADIP DEBNATH Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 990345275 Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 35,99,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E. M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190216283/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

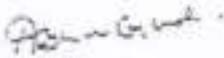
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kaliberi Road, Mouza: Aharampur., Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1234	LR-1247	Bastu	Bastu	5 Katha		35,99,996/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					8.25Dec	0 /-	35,99,996 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Abir Ghosh</b> Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office		 Captured	
	22/11/2023	LTI	22/11/2023	22/11/2023

257, Kalibari 3rd Lane, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24 Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Abhra Ghosh</b> Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023

257, Kalibari 3rd Lane, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24 Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>New Maa Sarada Construction</b> 33/7, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: aaxxxxxx8a,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> <b>Gopal Chandra Saha (Presentant)</b>            Son of Late Tarak Chandra Saha            Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023. Place of Admission of Execution: Office         </td> <td>   Nov 22 2023 2:00PM         </td> <td>   Captured LTI 22/11/2023         </td> <td>   22/11/2023         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Gopal Chandra Saha (Presentant)</b> Son of Late Tarak Chandra Saha Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023. Place of Admission of Execution: Office	 Nov 22 2023 2:00PM	 Captured LTI 22/11/2023	 22/11/2023
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33, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx4d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : New Maa Sarada Construction (as managing partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRADIP DEBNATH</b> Son of Late MADHAB DEBNATH BARASAT COURT, City:- P.O:- BARASAT, P.S.-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	22/11/2023	22/11/2023	22/11/2023

Identifier Of Abir Ghosh, Abhra Ghosh, Gopal Chandra Saha

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Abir Ghosh	New Maa Sarada Construction-4.125 Dec
2	Abhra Ghosh	New Maa Sarada Construction-4.125 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza: Anarampur, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1234, LR Khatian No:- 1247	Owner:মিস সো মিস গর্ভিত. Gurdian:গর্ভিত . Address:মিস Classification:মিস. Area:0.07000000 Acre.	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 190216294 / 2023**

**On 22-11-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:22 hrs on 22-11-2023, at the Office of the A.R.A. - II KOLKATA by Gopal Chandra 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 35,99,996/-

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

Execution is admitted on 22/11/2023 by 1. Abir Ghosh, Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh, 257, Kaliban 3rd Lane, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Retired Person, 2. Abhra Ghosh, Son of Late Pronay Kamal Ghosh Alias Pralay Kumar Ghosh, 257, Kaliban 3rd Lane, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Mr PRADIP DEBNATH, , Son of Late MADHAB DEBNATH, BARASAT COURT, P.O: BARASAT, Thana Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-11-2023 by Gopal Chandra Saha, managing partner, New Maa Sarada Construction, 33/7, Aurabindo Road, City:- Not Specified, P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Mr PRADIP DEBNATH, , Son of Late MADHAB DEBNATH, BARASAT COURT, P.O: BARASAT, Thana Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp Type: Impressed, Serial no 2019, Amount: Rs.100.00/-, Date of Purchase: 21/11/2023, Vendor name: J K Bose

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 584707 to 584732

being No 190216294 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.11.29 15:28:59 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 29/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.