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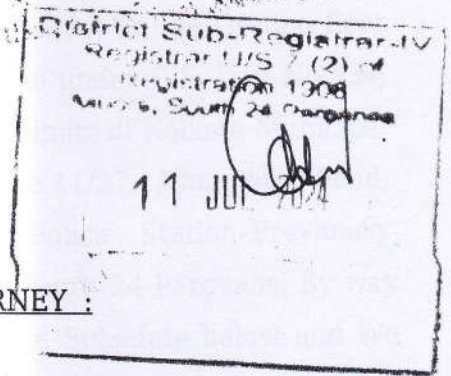
I-07723/2024



पश्चिम बंगाल WEST BENGAL

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: DEVELOPMENT POWER OF ATTORNEY :

BY THIS POWER OF ATTORNEY, We, (1) SRI NARAYAN SAHA, Son of Late Chitta Ranjan Saha, PAN-AKMPS3317G, Aadhaar No.245032839163, By Faith Hindu, By Occupation-Business, Date of Birth-13/10/1970, (2) SMT. UMA SAHA, Wife of Sri Narayan Saha, PAN-BVMPS9256A, Aadhaar No.420234252501, Date of Birth - 04/06/1982, By Faith Hindu, By Occupation- Business, both are residing at 4/12, Azadgarh, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District - South 24-Parganas, do hereby empower, nominate, constitute and appoint

23 APR 2024

No. 12880 Date

Sold to

of

Rupees. 6000000

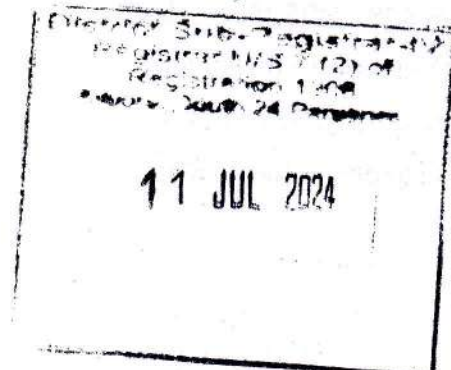
SUDIPTA CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27

Sarban Das
Stamp Vendor
Alipore Police
South 24 P.S.



Sudipta Chakraborty
Advocate (Adv.)
Court, W-27

Subha Majumdar
S/O Smt. Headed
Satyapada park
Kolkata-700070.



"M/S. N.S. PRIDE DEVELOPERS PRIVATE LIMITE" PAN-AAJCN3950E, having its office at 3/58, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Director, SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, Date of Birth-13/10/1970, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), as our true and lawful ATTORNEY for us in our names, on our behalf to do inter alia amongst others the acts, deeds and things viz. :-

W H E R E A S the EXECUTANTS herein are at present the absolute Owners of ALL THAT piece or parcel of Bastu land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitatk 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitatk 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza-Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/27, Khanpour Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas, By way of PURCHASE the Property more fully described in the Schedule below and We the Executants herein do hereby nominate, empower, constitute and appoint "M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station-Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now

Golf Green, Kolkata-700 040, District-24-Parganas (South), as our true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

- 1} On our behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- 2} On our behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
- 3} On our behalf to appear for and represent us before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.
- 4} On our behalf to appear for and represent us in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.
- 5} On our behalf to appear before and execute/ sign any of them or all of them the KMC building Plan and to submit the same in our names and in our favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit

execution to any Registry Authority and to have the said documents and/or sign & execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in our names and in our favour to negotiate in our names and to do whatsoever necessary for the same in our names or on our behalf as we could do personally by ourselves.

6} On our behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, CESC, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign, execute on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

7} On our behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he thinks deem fit and proper.

8} On our behalf to appoint engage Pleaders, Advocates, whenever our said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.

9} On our behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise

settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10} On our behalf to negotiate on terms for and to agree to and sell of the building or part thereof which seized and possessed of now and hereafter belongs to us mentioned and described in the Schedule below to any Purchaser or Purchasers at such price which our said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.

11} To Receive from the Intending Purchaser or Purchasers out of the Developer's allocation, (save and except owners' allocation) any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.

12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees in respect of the Developer's allocation only.

13} To sign and execute all other deeds, instruments and assurances which he 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 Property either in part or in full as we personally could do ourselves, if personally present.

14} To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the

Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

15} To enter into any Agreement with any person or persons or Firm and/or Agreement to sell or otherwise dispose of any of the Property or Properties or portion or portions thereof and to transfer and sell the same and to execute and register any document or documents in that behalf.

16} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.

17} That we the executants have also executed a registered Development Agreement in favour of "M/S. N.S. PRIDE DEVELOPERS PRIVATE LIMITE" PAN - AAJCN3950E, having its office at 3/58, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Director, SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMP53317G, Aadhaar No.245032839163, Date of Birth-13/10/1970, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), registered at D.S.R.-IV, Alipore, Vide Book No.I, Deed No. 07712, for the year 2024.

A N D we, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were present even notwithstanding the fact that no special power on that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of Bastu land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitaks 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/27, Khanpur Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas and butted and bounded by :-

<u>ON THE NORTH</u>	:	Premises No.11/25, Khanpur Road.
<u>ON THE SOUTH</u>	:	Premises No.11/31, Khanpur Road.
<u>ON THE EAST</u>	:	30' feet wide KMC Road.
<u>ON THE WEST</u>	:	Premises No.11/10 and 11/12, Khanpur Road.

(OWNERS' ALLOCATION)

OWNERS will get Entire First floor & Entire Fourth floor and 2nos of Car Parking Space on the Ground floor and one double bed room flat on the Ground floor (Tenanted Portion - Nirmal Kumar Saha) out of the total construction area, together with proportionate share of land and right to use the common areas and facilities and common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only forfeit money out of which Rs.1,00,000=00 (Rupees One lakh) only will be provided at the time of registration of this Agreement and balance money will be payable at the time of handing over the owners' allocation.

(DEVELOPER' ALLOCATION)

DEVELOPER will get save and except the owners' allocation i.e. remaining construction area out of the total Sanction plan, i.e. Entire Second floor & Entire Third floor and remaining area of Car Parking Space on the Ground floor out of the total construction area, together with common areas and facilities will be of the Developer's allocation.

IN WITNESSES WHEREOF, we (1) SRI NARAYAN SAHA, (2) SMT. UMA SAHA, have set and subscribed our respective signatures and hand and seals on the 11th day of JULY, TWO THOUSAND TWENTY FOUR, Anno Domini.

SIGNED SEALED AND DELIVERED
BY THE EXECUTANTS AT KOLKATA
IN THE PRESENCE OF :

1} Sudipta Chakraborty
Advocate
Judges Court.
KOL-27

✓ Narayan Saha.

2} Subin Houndal
220, P. J. Club Bldg
KOL-700070.

✓ Uma Saha

SIGNATURE OF THE EXECUTANTS.

N.S. PRIDE DEVELOPERS PVT. LTD.

Narayan Saha.

✓ Director

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.

Sudipta Chakraborty
{ ADVOCATE }

ALIPORE JUDGES' COURT. KOL-27.

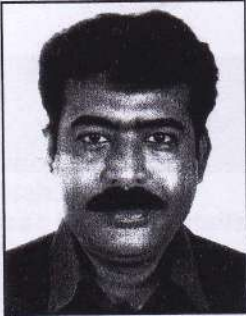










TYPED BY ME.

Soumitra Roy

{ TYPIST }

(SUDIPTA CHAKRABORTY)
WB/1056/1999

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name NARAYAN SAHA

Signature Narayan Saha

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name UMA SAHA

Signature Uma Saha

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001828764/2024	Office where deed will be registered
Query Date	11/07/2024 11:41:28 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sudipta Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 1,15,52,497/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407712/2024	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 11/27, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 6 Chatak 18 Sq Ft		1,01,19,997/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				7.26Dec	0 /-	101,19,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1910 Sq Ft.	0/-	14,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	0 /-	14,32,500 /-	

Principal Details :

No	Name & address	Status	Execution Admission Details :
1	Mr NARAYAN SAHA Wife of Late Chitta Ranjan Saha4/12, Azadgarh, City:- , P.O:- Bansdroni, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: akxxxxxx7g,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs UMA SAHA Wife of Mr Narayan Saha4/12, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: bvxxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	N S PRIDE DEVELOPERS PRIVATE LIMTIED 3/58, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr NARAYAN SAHA Son of Late Chittaranjan Saha4/12, Azadgarh, City:- , 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, , PAN No.:: akxxxxxx7g,Aadhaar No Not Provided	N S PRIDE DEVELOPERS PRIVATE LIMTIED (as Director)

Identifier Details :

Name & address
Mr Sudipta Chakraborty Son of Late B R Chakraborty Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NARAYAN SAHA, Mrs UMA SAHA, Mr NARAYAN SAHA

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-08-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 10-08-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-07723/2024	Date of Registration	11/07/2024
Query No / Year	1604-8001828764/2024	Office where deed is registered	
Query Date	11/07/2024 11:41:28 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Sudipta Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,15,52,497/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160407712/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 11/27, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :					7.26Dec	0 /-	101,19,997 /-	

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Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	0 /-	14,32,500 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NARAYAN SAHA (Presentant) Wife of Late Chitta Ranjan Saha Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Photo  11/07/2024	Finger Print  Captured 11/07/2024	Signature  11/07/2024
4/12, Azadgarh, City:- , P.O:- Bansdroni, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: akxxxxx7g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				
2	Name Mrs UMA SAHA Wife of Mr Narayan Saha Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Photo  11/07/2024	Finger Print  Captured 11/07/2024	Signature  11/07/2024
4/12, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: bvxxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	N S PRIDE DEVELOPERS PRIVATE LITIED 3/58, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NARAYAN SAHA Son of Late Chittaranjan Saha Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office	Photo  Jul 11 2024 12:13PM	Finger Print  Captured LTI 11/07/2024	Signature  11/07/2024
4/12, Azadgarh, City:- , 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, , PAN No.:: akxxxxxx7g,Aadhaar No Not Provided Status : Representative, Representative of : N S PRIDE DEVELOPERS PRIVATE LIMTIED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Chakraborty Son of Late B R Chakraborty Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 11/07/2024	 Captured 11/07/2024	 11/07/2024
Identifier Of Mr NARAYAN SAHA, Mrs UMA SAHA, Mr NARAYAN SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft

Endorsement For Deed Number : I - 160407723 / 2024

On 11-07-2024

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 12:10 hrs on 11-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN 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 1,15,52,497/-

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

Execution is admitted on 11/07/2024 by 1. Mr NARAYAN SAHA, Late Chitta Ranjan Saha, 4/12, Azadgarh, P.O: Bansdrani, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mrs UMA SAHA, Wife of Mr Narayan Saha, 4/12, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person Indetified by Mr Sudipta Chakraborty, , , Son of Late B R Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2024 by Mr NARAYAN SAHA, Director, N S PRIDE DEVELOPERS PRIVATE LIMTIED, 3/58, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Sudipta Chakraborty, , , Son of Late B R Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 12880, Amount: Rs.100.00/-, Date of Purchase: 23/04/2024, Vendor name: Samiran Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 225264 to 225280
being No 160407723 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.07.11 14:22:09 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 11/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.