

18436

18521/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/3/55808/24

AU 605644

12/12/24
I certify that the document is admitted to registration, the fee, stamp/sheets & the necessary charges attached with this document are the part of this documents.

[Signature]

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

12 DEC. 2024

**POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT**

KNOWN ALL MEN BY THESE PRESENTS that We (1) **PARTHA SAHA**, Aadhaar No. 3664 3079 5622, PAN - ATDPS9909E, son of **Late Gour Gopal Saha** and (2) **RATHINDRANATH SAHA**, Aadhaar No. 5446 3554 9821, PAN - AWHPS5544G, son of **Late Gour Gopal Saha**, both are residing at Village Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, both are by faith -Hindu, both are by Nationality - Indian, hereinafter referred to and called as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representative, attorney, assigns) of the **ONE PART.**

নং - 2092

সন ও তারিখ - 9.12.24

ক্রোড়ার নাম -

Ronick Bhattacharya

সাক্ষিন -

Naipun Roy

স্ট্যাম্প মূল্য - 10

ভেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হরান চন্দ্র সাধু

টি.ভি. নং 3 NOV 2024

তারিখ 1200010

মোট স্ট্যাম্প মূল্য -

ট্রেজারী অফিস - বারাসাত



ADDITIONAL DISTRICT SUPERINTENDENT
Barasat, New Town, North 24 Parganas

12 DEC 2024

SENDING GREETINGS:-

That the **PRINCIPALS** have now decided to develop their said plot of land by constructing multi storied buildings over the said plot of land but due to their shortage of sufficient funds and lack of experience she have decided to engage and appoint **SAARVASRI HOUSING PRIVATE LIMITED, PAN- ABMCS9308P**, (CIN – U68100WB2024PTC268934), a Private Limited Company, having its registered office address at Room No. 2, Second floor, 291/52, Kaikhali, Mondal Ganthi, VIP Road, Post Office – Airport, Police Station – Baguihati, District – North 24 Parganas, Kolkata-700052, West Bengal represented by its managing Director namely (1) **RONICK BHATTACHARYA, PAN – ASLPB5649P, Aadhaar No. 3942 6188 3891**, son of Late Dhritiman Bhattacharya ,residing at Village Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, (2) **SOUMIK DAS, PAN – DTQPD1590A, Aadhaar No. 8345 6056 2158**, son of Soumitra Das, residing at Village Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, (3) **GOPAL KUNDU, PAN – AXIPK5425C, AADHAAR NO. 7797 0433 0218**, son of Mahaprasad Kundu, residing at Jay Jagannath Apartment, Room No. 201, 1st Floor, Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, (4) **PRASANTA KUNDU, PAN – ALLPK5813F, AADHAAR NO. 5269 5057 0937**, son of Gobindo Chandra Kundu, residing at Regent Enclave, Block 7/4A, VIP Road, Kaikhali, District – North 24 Parganas, Kolkata - 700052, West Bengal, by faith – Hindu, by nationality - Indian, hereinafter referred to as the **DEVELOPER**, through a Development Agreement, which was Registered on 12-12-2024, at A.D.S.R. Rajarhat, being Book No. I, Volume No. 1523-2024, Deed number 18514 for the year **2024**, by constructing multistoried building with its extension further floors (tower type block wise) .Comprising various number of floors as per the drawing plan and specifications which will be approved and duly signed by the **DEVELOPER** and sanctioned by the competent authority and in

conformity with the said details of construction under and subject to the terms and conditions thereafter written and agreed by and between the parties.

AND

That for the sake of brevity and due to the inconvenience of the **PRINCIPAL** do hereby nominate, constitute and appoint **(1) RONICK BHATTACHARYA, PAN - ASLPB5649P, Aadhaar No. 3942 6188 3891**, son of Late Dhritiman Bhattacharya, residing at Village Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(2) SOUMIK DAS, PAN - DTQPD1590A, Aadhaar No. 8345 6056 2158**, son of Soumitra Das, residing at Village Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(3) GOPAL KUNDU, PAN - AXIPK5425C, AADHAAR NO. 7797 0433 0218**, son of Mahaprasad Kundu, residing at Jay Jagannath Apartment, Room No. 201, 1st Floor, Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(4) PRASANTA KUNDU, PAN - ALLPK5813F, AADHAAR NO. 5269 5057 0937**, son of Gobindo Chandra Kundu, residing at Regent Enclave, Block 7/4A, VIP Road, Kaikhali, District - North 24 Parganas, Kolkata - 700052, West Bengal, by faith - Hindu, by nationality - Indian, all are partner of **SAARVASRI HOUSING PRIVATE LIMITED, PAN- ABMCS9308P**, (CIN - U68100WB2024PTC268934), a Private Limited Company, having its registered office address at Room No. 2, Second floor, 291/52, Kaikhali, Mondal Ganthi, VIP Road, Post Office - Airport, Police Station - Baguihati, District - North 24 Parganas, Kolkata- 700052, West Bengal, by appointing them as their true and lawful attorney for us in our name on or behalf and to exercise, execute and perform all and every / any of the acts, deeds, matter and things.

NOW THIS DEED OF POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

That the **PRINCIPAL** do hereby nominate, constitute, appoint **(1) RONICK BHATTACHARYA, PAN – ASLPB5649P, Aadhaar No. 3942 6188 3891**, son of Late Dhritiman Bhattacharya ,residing at Village Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, **(2) SOUMIK DAS, PAN – DTQPD1590A, Aadhaar No. 8345 6056 2158**, son of Soumitra Das, residing at Village Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, **(3) GOPAL KUNDU, PAN – AXIPK5425C, AADHAAR NO. 7797 0433 0218**, son of Mahaprasad Kundu, residing at Jay Jagannath Apartment, Room No. 201, 1st Floor, Naipukur, Post Office Rajarhat, Police Station – Rajarhat, District – North 24 Parganas, Kolkata - 700135, West Bengal, by faith – Hindu, by nationality - Indian, **(4) PRASANTA KUNDU, PAN – ALLPK5813F, AADHAAR NO. 5269 5057 0937**, son of Gobindo Chandra Kundu, residing at Regent Enclave, Block 7/4A, VIP Road, Kaikhali, District – North 24 Parganas, Kolkata - 700052, West Bengal, by faith – Hindu, by nationality - Indian, all are partner of **SAARVASRI HOUSING PRIVATE LIMITED, PAN- ABMCS9308P**, (CIN – U68100WB2024PTC268934), a Private Limited Company, having its registered office address at Room No. 2, Second floor, 291/52, Kaikhali, Mondal Ganthi, VIP Road, Post Office – Airport, Police Station – Baguihati, District – North 24 Parganas, Kolkata- 700052, West Bengal, as their true and lawful attorney to do the act, deed and things in their name on their behalf in respect of her said plot of land as follows:-

- 1]. To prepare, sign , submit and sanction the proposed building plan of the multistoried building to be constructed by their Developer before the concerned authority of Rajarhat Bishnupur No-1 Gram Panchayat, Airport Authority, N.K.D.A, Zila Parishad, B.D.O. or any other concern for its sanction.
- 2]. To prepare, sign, submit and sanction building plan of the said multistoried building and revised, extended, amended building plan and also to prepare, sign, submit C.C. of the said multistoried building before the concerned authority of Rajarhat Bishnupur 1 No. Gram Panchayat, Airport

Authority, N.K.D.A, Zila Parishad, B.D.O. or any other concern for its sanction.

3]. To receive the sanction building plan and to receive the C.C. of the proposed multi storied building from the competent authority of Rajarhat Bishnupur No-1 Gram Panchayat, Airport Authority, Zila Parishad, N.K.D.A, B.D.O. or any other concern authority.

4]. To receive the sanctioned revised, extended, amended building plan or plans of the said multi storied buildings from the concerned authority of Rajarhat Bishnupur No-1 Gram Panchayat, Airport Authority, N.K.D.A , Zila Parishad, B.D.O. or any other concern.

5]. To manage, control and supervise the management of the construction work of the proposed multistoried buildings.

6]. To appear and represent the PRINCIPAL herein before the authorities of the Rajarhat Bishnupur No-1 Gram Panchayat, W.B.S.E.D.C. Ltd. / C.E.S.C , Income Tax Department, authority of the B.L & L.R.O Rajarhat, A.D.M & L.R.O, North 24 Parganas, Barasat, District Magistrate, North 24 Parganas, Barasat, N.K.D.A. as and when required for the purpose of maintenance, protection , preservation and development of Said Plot of Land described in the Schedule of the PRINCIPAL.

7]. To defend possession, manage and maintain the Said Plot of Land of the **PRINCIPAL** described in the Schedule below.

8]- To pay all Gram Panchayat and Statutory taxes, rate and charges in respect of the Said Plot of Land of the **PRINCIPAL** described in the Schedule Below in their name as and when the same will become due and payable.

9]- To commence, prosecute and enforce, defend, answer and oppose all actions, demands, and other legal proceedings touching any of the matter concerning of the said plot of land described in the Schedule below or its part thereof.

10]- To sign, declare and/or affirm any plaint, written statement, written objection, petition, affidavit, verification, vakalatnama, memo of appeal, or any

other documents or papers in any proceedings relating to the Said Plot of Land described in the Schedule Property below of the PRINCIPAL or it any way connected therewith.

11]. To present any application before the Pollution Control Board, Department of Fire and Explosive of the Government West Bengal for obtaining any certificates relating to the development of the said plot of land and the multi storied building and receive the concerned certificate issued by the said concern.

12]. To Sign and present any application before the West Bengal State Electricity Distribution Company Limited for obtaining the connection of Electric Line in to the said proposed multi storied building.

13]. To enter into and sign and execute the one or several Deed of Amalgamation with the adjacent land of the PRINCIPAL of the said plot of land which is morefully described in the schedule below for the extension of the project started by the Developer of the PRINCIPAL over their said plot of land.

14]. To enter into and sign and execute any deed of compromise, Deed of settlement, Deed of Declaration, Deed of negotiation, affidavit, solenama to and with any person as per the requirements of the said Developer of the PRINCIPAL relating to the construction of the aforesaid multi storied building and its project.

15]. To enter into any Agreement for sale, registration of Agreement for Sale or Memorandum of Understanding, Deed of Sale, Deed of Conveyance and/or any other instrument and Deed and documents in respect of the selling of the Flat/s, units, commercial/ semi commercial space, Car parking space, aforesaid proposed multistoried building together with its extension described as the allocated portion of the said Developer therein in the aforesaid agreement for Development and to receive the earnest money or part of the consideration on their behalf and to issue the money receipts and to receive cash or draft from the intending purchaser or purchasers.

16]- To execute, appear and represent the **PRINCIPAL** as the vendor by signing her name in place of the name of the **PRINCIPAL** on his behalf in a

Deed of Agreement for Sale and/or Deed of memorandum of understanding and/or Deed of Sale and/ or Deed of Conveyance and/ or Deed of Declaration and/ or in a Deed of transfer in respect of the Allocated portion or its part of the DEVELOPER to the respective purchaser or purchasers and to present and execute the same in the name and on behalf before the A.D.S.R. Rajarhat, or before the D.S.R. North 24 Parganas, Barasat or before the Registrar of Assurances, Kolkata for its registration and to receive or withdraw the concerned registered Deed of transfer on behalf of the **PRINCIPAL** from the concerned authority, **AND**

17]. To receive from the intending Purchaser or Purchasers any earnest /booking money and/or advance or advances and also the balance consideration money and to give good and valid receipts and discharges the same to the intending Purchaser or Purchasers, in respect of the allocated portions of the aforesaid Developer.

18]. To give the Possession Letter to the intending Purchaser or Purchasers, in respect of the allocated portions of the aforesaid Developer.

19]- For all or any of the purposes herein before stated and to appear and represent the **PRINCIPAL** before all concerned authority having jurisdiction over the Said Plot of Land described in the Schedule and to sign , execute and submit papers and documents thereto.

AND

The I the **PRINCIPAL herein** do hereby ratify and confirm and agree or undertake the act or acts whatsoever his said attorney appointed under this power shall lawfully do and causes to be done in the light of or by virtue of these presents.

SCHEDULE OF THE SAID PLOT OF LAND

[Above Referred to]

ALL THAT piece and parcel of vacant land measuring about **24.7412 (twenty four point seven four one two) Decimals** (little more or less), in the following manner:-

R.S. and L.R. Dag No.	Khatian No.	Owner Name	Area	Nature
1572	4229	Partha Saha	0.444 Decimal	Pukur
1573	4229	Partha Saha	2.9356 Decimal	Bastu
1572	9874	Partha Saha	1.222 Decimal	Pukur
1573	9874	Partha Saha	7.7736 Decimal	Bastu
1572	9875	Rathindranath Saha	1.22 Decimal	Pukur
1573	9875	Rathindranath Saha	7.7654 Decimal	Bastu
1572	4228	Rathindranath Saha	0.445 Decimal	Pukur
1573	4228	Rathindranath Saha	2.9356 Decimal	Bastu

lying and situated at **Mouza - Reckjoani**, J.L. No. 13, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet** under the jurisdiction of Additional District Sub Registrar Rajarhat, Police Station - **Rajarhat**, District - North 24 Parganas, Kolkata -700135, West Bengal, which is butted and bounded as follows:-

ON THE NORTH:- 23 feet wide Panchayat Road.

ON THE SOUTH:- 8 feet wide common passage.

ON THE EAST: - Plot No. A, R.S and L.R. Dag No. 1573 (P).

ON THE WEST :- 15'-9" Panchayat Road and R.S and L.R. Dag No. 1572 (P) and 1573 (P) .

IN WITNESSES WHEREOF we the **PRINCIPAL** herein have set and subscribed our respective hands seal and signatures on the 12th day of **December 2024** in presence of the following witnesses.

WITNESSES

1. *Rohansaha*
Rajahat, Kal-700135

Partha Saha

Rathindra Nath Saha

SIGNATURE OF THE APPOINTER

2. *Chitashree Bose*
Rajahat Gopalpur
Kod- 136

**Accepted subject to the
aforesaid conditions by us .**

1. *Gopal Kunder*
2. *Ronick Bhattacharya*
3. *Soenik Das*
4. *Rananta Kunder*

Signature of the Attorney

Director of SAARVASRI HOUSING PRIVATE LIMITED

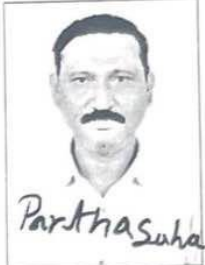










Drafted by me as per documents
And information supplied to me:

Sarbajeet Dutta Adm.
WB/1567/n
Sarbajeet Dutta
(Advocate)

Barasat District Judges Court
M- 9681111005/ 7980225892
Email Id: sarbajeet.dutta7@gmail.com






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

(1) Name : PARTHA SAHA

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">Partha Saha</div> <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					












Partha Saha
 Signature of the Presentant
Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RATHINDRANATH SAHA

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">Rathindranath Saha</div> <div style="text-align: right;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rathindranath Saha
 Signature of the Presentant
All the above fingerprints are of the above named person and attested by the said person.

(3) Name : GOPAL KUNDU









LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">ডান হাত</div>  <div style="text-align: left;">Gopal Kundu</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Gopal Kundu
 Signature of the Presentant

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

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

(1) Name : RONICK BHATTACHARYA

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Ronick Bhattacharya</i> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ronick Bhattacharya

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SOUMIK DAS

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Soumik Das</i> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Soumik Das

Signature of the Presentant

(3) Name : PRASANTA KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Prasanta Kundu

Signature of the Presentant

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRASREE BOSE

BUDDHADEV BOSE

02/01/1985
Permanent Account Number

ASXPB0971E

Chirashree Bose

Signature



07032009

इस कार्ड के खोने / पाले पर दृष्टया सूचित करें / लॉस्ट /
आयकर ऐन सेवा इकाई, एन एच डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

Chirashree Bose

Major Information of the Deed

Deed No :	I-1523-18524/2024	Date of Registration	12/12/2024
Query No / Year	1523-8003155808/2024	Office where deed is registered	
Query Date	12/12/2024 11:41:27 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA , BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9681111005, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 1,08,18,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152318514/2024		





Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1572	LR-4229	Bastu	Pukur	0.444 Dec	1/-	1,94,141/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1573	LR-4229	Bastu	Bastu	2.9356 Dec	1/-	12,83,604/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1572	LR-9874	Bastu	Pukur	1.222 Dec	1/-	5,34,325/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1573	LR-9874	Bastu	Bastu	7.7736 Dec	1/-	33,99,042/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1572	LR-9875	Bastu	Pukur	1.22 Dec	1/-	5,33,450/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1573	LR-9875	Bastu	Bastu	7.7654 Dec	1/-	33,95,456/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-1572	LR-4228	Bastu	Pukur	0.445 Dec	1/-	1,94,578/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1573	LR-4228	Bastu	Bastu	2.9356 Dec	1/-	12,83,604/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			24.7412Dec	8 /-	108,18,200 /-	
		Grand Total :			24.7412Dec	8 /-	108,18,200 /-	












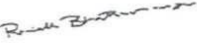


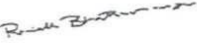


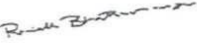









Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr PARTHA SAHA Son of Late GOUR GOPAL SAHA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office</p>	 <p>12/12/2024</p>	 <p>LTI 12/12/2024</p>	<p>Signature</p> <p><i>Partha Saha</i></p> <p>12/12/2024</p>
<p>,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ATxxxxxx9E, Aadhaar No: 36xxxxxxx5622, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mr RATHINDRA NATH SAHA Son of Late GOUR GOPAL SAHA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office</p>	 <p>12/12/2024</p>	 <p>LTI 12/12/2024</p>	<p>Signature</p> <p><i>Rathindra Nath Saha</i></p> <p>12/12/2024</p>
<p>,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AWxxxxxx4G, Aadhaar No: 54xxxxxxx9821, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office</p>				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAARVASRI HOUSING PRIVATE LIMITED ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr GOPAL KUNDU Son of MAHAPRASAD KUNDU Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office </td> <td></td> <td>  Captured </td> <td>  12/12/2024 </td> </tr> <tr> <td colspan="4"> ,JAY JAGANNATH APT. ROOM NO 201, 1ST FL. NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AXxxxxxx5C, Aadhaar No: 77xxxxxxxx0218 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr GOPAL KUNDU Son of MAHAPRASAD KUNDU Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office		 Captured	 12/12/2024	,JAY JAGANNATH APT. ROOM NO 201, 1ST FL. NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AXxxxxxx5C, Aadhaar No: 77xxxxxxxx0218 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)				Dec 12 2024 1:53PM	LTI 12/12/2024	12/12/2024
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Mr RONICK BHATTACHARYA (Presentant) Son of Late DHRITIMAN BHATTACHARYA Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office		 Captured	 12/12/2024													
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Name	Photo	Finger Print	Signature													
Mr SOUMIK DAS Son of Mr SOUMITRA DAS Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office		 Captured	 12/12/2024													

,NAIPIKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: DTxxxxxx0A, Aadhaar No: 83xxxxxxxx2158 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr PRASANTA KUNDU Son of Mr GOBINDO CHANDRA KUNDU Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 12 2024 1:57PM	LTI 12/12/2024	12/12/2024
,REGENT ENCLAVE, V.I.P. ROAD KAIKHALI, Block/Sector: 7/4A, City:- , P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ALxxxxxx3F, Aadhaar No: 52xxxxxxxx0937 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
CHIRASREE BOSE Daughter of BUDDHADEV BOSE , SALUA AZAD HIND GARH, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136		 Captured	
	12/12/2024	12/12/2024	12/12/2024
Identifier Of Mr PARTHA SAHA, Mr RATHINDRA NATH SAHA, Mr GOPAL KUNDU, Mr RONICK BHATTACHARYA, Mr SOUMIK DAS, Mr PRASANTA KUNDU			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-0.444 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-2.9356 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-1.222 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-7.7736 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-1.22 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-7.7654 Dec

Transfer of property for L7

SI.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-0.445 Dec

Transfer of property for L8

SI.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-2.9356 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1572, LR Khatian No:- 4229	Owner:পার্থ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নৈপুকুর,রাজারহাট, Classification:পুকুর, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1573, LR Khatian No:- 4229	Owner:পার্থ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নৈপুকুর,রাজারহাট, Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1572, LR Khatian No:- 9874	Owner:পার্থ সাহা, Gurdian:গৌর গোপাল সাহা, Address:দিজ, Classification:পুকুর, Area:0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 1573, LR Khatian No:- 9874	Owner:পার্থ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1572, LR Khatian No:- 9875	Owner:রথীন্দ্রনাথ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নিজ , Classification:পুকুর, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1573, LR Khatian No:- 9875	Owner:রথীন্দ্রনাথ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1572, LR Khatian No:- 4228	Owner:রথীন্দ্র নাথ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নেপুকুর,রাজারহাট , Classification:পুকুর,	Owner Name not selected by applicant.
L8	LR Plot No:- 1573, LR Khatian No:- 4228	Owner:রথীন্দ্র নাথ সাহা, Gurdian:গৌর গোপাল সাহা, Address:নেপুকুর,রাজারহাট , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152318524 / 2024

On 12-12-2024

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 12:40 hrs on 12-12-2024, at the Office of the A.D.S.R. RAJARHAT by Mr RONICK BHATTACHARYA ,.

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 1,08,18,200/-

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

Execution is admitted on 12/12/2024 by 1. Mr PARTHA SAHA, Son of Late GOUR GOPAL SAHA, ,NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr RATHINDRA NATH SAHA, Son of Late GOUR GOPAL SAHA, ,NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by CHIRASREE BOSE, , , Daughter of BUDDHADEV BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 12-12-2024 by Mr GOPAL KUNDU, PARTNER, SAARVASRI HOUSING PRIVATE LIMITED (Private Limited Company), ,ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by CHIRASREE BOSE, , , Daughter of BUDDHADEV BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2092, Amount: Rs.100.00/-, Date of Purchase: 09/12/2024, Vendor name: H C Sadhu

S. Basak

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2025, Page from 1098 to 1119
being No 152318524 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2025.01.02 12:07:34 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 02/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.