

01397/25

2-1423/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 619765

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Additional District Sub-Registrar
Barasat, North 24 Parganas

12 MAR 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER EXECUTION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made on this 12th day of March, 2025 (Two thousand Twenty Five) A.D.

ক্রমিক নং..... 2004
 সন..... ০৪/০৩/২০২৫
 তারিখ.....
 প্রেরণার নাম.....
 সাক্ষিন.....
 ট্রান্স মূল্য.....
 ট্রান্স ভেতার.....
 হাকড়া, এ.ডি.এস.আর. অফিস
 জেলা- উত্তর ২৪ পরগণা
 ডি.ডি. নং.....
 প্রেরণের তারিখ.....
 খেটে মূল্য.....
 ডেপুটি অফিস বারাসাত, উত্তর ২৪ পরগণা
 ট্রান্স ভেতার- জয়ন্ত বিশ্বাস

সমর দাস
 বীরেন্দ্রনাথ, মর্শমস্বাম

12 FEB 2025

400000



Jagan Kumar Das
 Advocate
 S/o Late J.C. Das
 Barasat Judges Court
 P.O. P.S. Barasat
 Kolkata 700129
 Enrollment No. WB 1173/1995

Additional District Sub-Registrar
 Barasat, North 24 Parganas

12 MAR 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, having PAN-ALGPS1826H, Aadhaar No. 9536 8396 5666, Epic No.- WB/13/090/741494, Wife of Sri Gouranga Kumar Saha, by Nationality- Indian, by faith- Hindu, by occupation- Housewife, 2) SANJAY SAHA, having PAN- DAUPS3453L, Aadhaar No. 9607 9654 3910, Epic No.- WB/13/090/0741317, Son of Late Surendra Nath Saha, by Nationality- Indian, by faith- Hindu, by occupation- Business, 3) SWARNENDU SAHA , having PAN- AVXPS2517C, Aadhaar No. 4334 7874 4830, Epic No.- CKW3389947, Son of Sri Gouranga Kumar Saha, by Nationality- Indian, by faith- Hindu, by occupation- Service, all are residing at 2 No. Chandigarh, Nandankanan, P.O. – Madhyamgram Bazar. P.S. - Madhyamgram, District - North 24 Parganas, Kolkata- 700130, hereinafter called and referred to as the "APPOINTERS/ LAND OWNERS/ EXECUTANTS send greetings :-

WHEREAS one Binoy Gopal Bandyopadhyay, Son of Late Chandra Kanta Bandyopadhyay was the absolute owner of the land measuring an area 7 Chittacks 29 Sq.ft, in R.S. & L.R. Dag No. 430, in R.S. Khatian No. 167 and land measuring an area 1 Cottah 4 Chittacks 38 Sq.ft, in R.S. & L.R. Dag No. 431, in R.S. Khatian No. 498 i.e. total area of land 1 Cottah 12 Chittack 23 Sq.ft, which lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality and he mutated his

name in the R.S.R.O.R. and he sold the property to **Smt. Mamata Rani Saha @ Lakshmi Rani Saha, i.e. the Principal No. 1 herein** by way of a registered Deed of Sale being No. 7354 dated 04/08/1982 registered before Sub Registrar – Barasat, recorded in Book No.I, Volume No. 108, pages from 259 to 261 for the year 1982 .

AND WHEREAS after purchasing the property in the aforesaid manner the said **Smt. Lakshmi Rani Saha @ Mamata Rani Saha, i.e. the Principal No. 1 herein** mutated her name in the L.R.O.R. vide L.R. Khatian No. 4841 and also mutated her name before Madhyamgram Municipality vide Holding No. 22/A Nandankanan.

AND WHEREAS one **Nani Bala Saha**, wife of Late Surendra Nath Saha was the absolute owner of the land measuring an area 2 Cottah 1 Chiitacks 35 Sq.ft, alongwith 600sqft. old structure in R.S. & L.R. Dag No. 419, in R.S. Khatian No. 207 which lying and situated at **MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas** within the local ambit of **Madhyamgram Municipality** and she sold the property to **Sri Sanjay Saha, i.e. the Principal No. 2 herein** by way of a registered Deed of Sale being No. 7143 dated 16/08/1989 registered before A.D.S.R – Barasat, recorded in Book No.I, Volume No. 111, pages from 139 to 141 for the year 1989

AND WHEREAS after purchasing the property in the aforesaid manner the said Sri Sanjay Saha, i.e. Principal No. 2 herein mutated his name in the L.R.R.O.R. vide L.R. Khatian No. 5141 and also mutated her name before Madhyamgram Municipality vide Holding No. 20 Nandankanan.

AND WHEREAS Bikash Biswas, Son of Late Adhar Chandra Biswas, and Smt. Nilima Biswas, Wife of Sri Bikash Biswas was the absolute owner of the land measuring an area 2 Cottah, in R.S. & L.R. Dag No. 430, in R.S. Khatian No. 167, L.R. Khatian No. 2624, which lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality and they sold the property to Sri Swarnendu Saha, i.e. Principal No. 3 herein by way of a registered Deed of Sale being No. 6055 dated 30/07/2014 registered before A.D.S.R - Barasat, recorded in Book No.I, Volume No. 38, pages from 2130 to 2144 for the year 2014 .

AND WHEREAS after purchasing the property in the aforesaid manner the said Sri Swarnendu Saha, i.e. the Principal No. 3 herein mutated his name in the L.R.R.O.R. vide L.R. Khatian No. 4635 and also mutated her name before Madhyamgram Municipality vide Holding No. 23 Nandankanan.

AND WHEREAS in the aforesaid manner the said (1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA (2) SANJAY SAHA (3)

SWARNENDU SAHA, i.e. the Principals herein enjoyed the "BASTU" land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft. alongwith 600 Sq.ft old two storied building which is lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, comprised in R.S. & L.R. Dag No. 430, 431, 419 R.S. Khatian No. 167, 498, 207, L.R. Khatian No. 4841, 5141, 4635 (in the name of present Land Owners respectively) under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality, Ward No. 19, Holding No. 22/A, 20, 23, Nandankanan, Kolkata- 700130, .

AND WHEREAS the Principals have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever, which is more fully described in the First Schedule hereinafter written.

AND WHEREAS the Appointer is now desirous of developing the said premises by constructing a multi-storied building (G+3) over the said plot of land as per building plan to be sanctioned by the Madhyamgram Municipality but the Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a Multi Storied building thereat in accordance with the building plan is in the

lookout for a responsible and reputable Promoter/Developer/
Builder/Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a Multi Storied Building over the said second schedule of property the Appointer hereto entered into a Registered Development Agreement, being No. - 01412 dated 12.03.25 12/03/2025 registered at the office of A.D.S.R.- Barasat, North 24 Parganas, with A. S CONSTRUCTION, having Pan- ADQPD4139A, a Proprietorship firm, having it's office at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, represented by it's Proprietor SRI SAMAR DAS, having Pan- ADQPD4139A, having Aadhaar No. 8540 7187 9145, Epic No. WB/13/090/0852792 Son of Late Akshay Kumar Das, residing at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, by faith Hindu by Nationality-Indian by occupation-Business, under some terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

Sri Samar Das

AND WHEREAS it has been agreed in terms of the said Development Agreement that we shall appoint the Developer as my Attorney for the purposes herein stated.

AND WHEREAS NOW YE BE THESE PRESENTS that We, the Appointers do hereby nominate constitute and appoint : **A. S CONSTRUCTION**, having Pan- ADQPD4139A, a Proprietorship firm, having it's office at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, represented by it's Proprietor **SRI SAMAR DAS**, having Pan- ADQPD4139A, having Aadhaar No. 8540 7187 9145, Epic No. WB/13/090/0852792 Son of Late Akshay Kumar Das, residing at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, by faith Hindu by Nationality-Indian by occupation-Business, to be our true and lawful Attorney in our name and on our behalf and we authorize them to do the acts, deeds, matters and things in my name and on our behalf as mentioned hereinafter specifically.

- 1) To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
- 2) To sign, execute and submit all plans, documents, statements, papers,

undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Madhyamgram Municipal authority.

- 3) To appear and represent me before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
- 4) To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
- 5) To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
- 6) To develop the said premises by making lawful construction of building

thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.

- 7) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
- 8) To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- 9) To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.

- 10) To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
- 11) To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
- 12) To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
- 13) To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- 14) To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting

the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil; Criminal or Revenue.

15) To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.

16) To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.

17) To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.

18) To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.

19) To sign declare and/or affirm any plaint written statement, petition,

affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

20) To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.

21) To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or, taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.

22) To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.

23) To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.

24) To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by me and at the same time I shall not be liable for any such transaction.

25) To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units

and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26) That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

27) For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

28) This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE PROPERTY OF LAND)

ALL THAT piece or parcel of "BASTU" land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft. alongwith 600 Sq.ft two

storied building comprised in R.S. & L.R. Dag No. 430, 431, 419 R.S. Khatian No. 167, 498, 207, L.R. Khatian No. 4841, 5141, 4635 (in the name of present Land Owners respectively) detail of which given below

Sl. No.	R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Nature of Land	Area of Land
1	430	167	4841	Bastu	7 Chittack 29 Sq.ft
2	431	498	4841	do	1 Cottah 4 Chittack 38 Sq.ft
3	419	207	5141	do	2 Cottah 1 Chittack 35 Sq.ft
4	430	167	4635	do	2 Cottah 0 Chittack 00 Sq.ft

which is lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality, Ward No. 19, Holding No. 22/A, 20, 23, Nandankanan Kolkata- 700130, which is butted and bounded as follows :-

ON THE NORTH : Drain & Land of Anita Das

ON THE SOUTH : Land of Dharendra Nath Sarkar & Dulal Chnadra Das

ON THE EAST : 8 ft wide Municipal Road

ON THE WEST : 12 ft wide Municipal Road & Land of Anita Das

THE SECOND SCHEDULE ABOVE REFERRED TO

[Owners' Allocation]

The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get three self contained residential flat, measuring Carpet area 710 Sq.ft and 900 Sq.ft. Super Built Up area more or less on 2nd floor, South West side, self contained residential flat measuring Carpet area 627 Sq.ft and 800 Sq.ft, Super Built Up area more or less on 1st floor, North West side, self contained residential flat measuring Carpet area 710 Sq.ft and 800 Sq.ft. Super Built Up area more or less on 2nd floor front side, of the proposed G+3 storied building, and The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get also entitled to get Rs. 43,42,976/- (Rupees Forty Three Lakh Forty Two Thousand Nine Hundred Seventy Six) only out of which the Land Owner jointly get Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand) only at the time of execution of this indenture and the rest amount will get after the casting of total structure of proposed G+3 storied building.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developers' Allocation]

DEVELOPERS ALLOCATION: Shall mean all the remaining constructed area of the proposed multi storied building excluding Land Owners' Allocation, as stated above, together with proportionate share of land underneath along with the common facilities common parts and common amenities of the building.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and executed this POWER OF ATTORNEY on this day of March 2025.

SIGNED, SEALED AND DELIVERED IN PRESENTS OF FOLLOWING :-

WITNESSES :

1. Gaurang K. Saha
Madhyapargana

2. Tapan Kumar Das
Barasat court

1. Sakshmi Koni Saha alias
Ma Mata Koni Saha

2. Sanjoy Saha.

3. Anaswadee Saha

Drafted by :-

Tapan Kumar Das
Advocate

TAPAN KUMAR DAS

Advocate

Enrol. No. WB-1173/1995

Barasat Judges' Court,

North 24 Parganas.

Signature of the Land Owners/

Appointers/ Executors

Tapan Kumar Das

Computerized by :-

Koushik Biswas











Koushik. Biswas,

Barasat Court.

Signature of the Attorney

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

(1) Name : Lakshmi Rani Saha alias Mamota Rani Saha

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

Lakshmi Rani Saha alias Mamota Rani Saha

Signature of the Presentant

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

(2) Name : SANSAY SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত













ডান হাত

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

Sansay Saha

Signature of the Presentant

(3) Name : Smaranendu Saha

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Smaranendu Saha

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 : Samar Das

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Samar Das

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

Signature of the Presentant

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

Major Information of the Deed

Deed No :	I-1503-01423/2025	Date of Registration	12/03/2025
Query No / Year	1503-8000736840/2025	Office where deed is registered	
Query Date	12/03/2025 1:42:41 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	TAPAN KUMAR DAS BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7439332060, 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. 5/-	Rs. 71,66,500/-		
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]:- 150301412/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



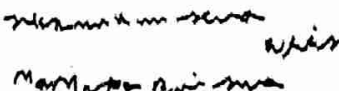


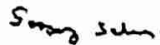
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nandan kanan Main Road, Mouza: Guchuria, Pin Code.: 700130




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-430	LR-4841	Bastu	Bastu	7 Chatak 29 Sq Ft	1/-	5,44,667/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-431	LR-4841	Bastu	Bastu	1 Katha 4 Chatak 38 Sq Ft	1/-	14,85,167/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-419	LR-5141	Bastu	Bastu	2 Katha 1 Chatak 35 Sq Ft	1/-	24,06,666/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-430	LR-4635	Bastu	Bastu	2 Katha	1/-	22,80,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.7212Dec	4 /-	67,16,500 /-	
		Grand Total :			9.7212Dec	4 /-	67,16,500 /-	

Structure Details :



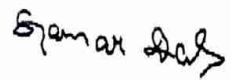
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	600 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		600 sq ft	1/-	4,50,000 /-	

Principal Details :



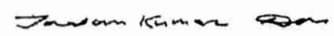
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>LAKSHMI RANI SAHA, (Alias: MAMATA RANI SAHA) (Presentant) Wife of Shri GOURANGA KUMAR SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
<p>2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: ALxxxxxx6H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p>SANJAY SAHA Son of Late SURENDRA NATH SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
<p>2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: DAXxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
SWARNENDU SAHA Son of Shri GOURANGA KUMAR SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured LTI 12/03/2025	 12/03/2025
2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AVxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAMAR DAS, (Alias: AS A SOLE PROPRIETOR OF A S CONSTRUCTION) Son of Late AKSHAY KUMAR DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured LTI 12/03/2025	 12/03/2025
Son of Late AKSHAY KUMAR DAS UTTAR BIREHPALLY, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri TAPAN KUMAR DAS Son of Late J C DAS BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 12/03/2025	 Captured 12/03/2025	 12/03/2025
Identifier Of LAKSHMI RANI SAHA, SANJAY SAHA, SWARNENDU SAHA, Shri SAMAR DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	LAKSHMI RANI SAHA	Shri SAMAR DAS-0.788333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	LAKSHMI RANI SAHA	Shri SAMAR DAS-2.14958 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAHA	Shri SAMAR DAS-3.48333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SWARNENDU SAHA	Shri SAMAR DAS-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAHA	Shri SAMAR DAS-600.0000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nandan kanan Main Road, Mouza: Guchuria, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 430, LR Khatian No:- 4841	Owner:লক্ষ্মীরাণী সাহা, Gurdian:গৌরাঙ্গ সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.00800000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 431, LR Khatian No:- 4841	Owner:লক্ষ্মীরাণী সাহা, Gurdian:গৌরাঙ্গ সাহা, Address:নিজ , Classification:বাড়, Area:0.02180000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 419, LR Khatian No:- 5141	Owner:সঞ্জয় কুমার সাহা, Gurdian:সুব্রত নাথ সাহা, Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 430, LR Khatian No:- 4635	Owner:স্বর্নেন্দু সাহা, Gurdian:গৌরাঙ্গ সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.03300000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150301423 / 2025

On 12-03-2025

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 14:11 hrs on 12-03-2025, at the Office of the A.D.S.R. BARASAT by LAKSHMI RANI SAHA Alias MAMATA RANI 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 71,66,500/-

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

Execution is admitted on 12/03/2025 by 1. LAKSHMI RANI SAHA, Alias MAMATA RANI SAHA, Wife of Shri GOURANGA KUMAR SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 2. SANJAY SAHA, Son of Late SURENDRA NATH SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 3. SWARNENDU SAHA, Son of Shri GOURANGA KUMAR SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Service, 4. Shri SAMAR DAS, Alias AS A SOLE PROPRIETOR OF A S CONSTRUCTION, Son of Late AKSHAY KUMAR DAS, UTTAR BIRESHPALY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Indetified by Shri TAPAN KUMAR DAS, , , Son of Late J C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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 1006, Amount: Rs.100.00/-, Date of Purchase: 04/03/2025, Vendor name: J Biswas



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1503-2025, Page from 44870 to 44897
being No 150301423 for the year 2025.



Srijani Ghosh

Digitally signed by SRIJANI GHOSH
Date: 2025.03.13 13:22:00 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 13/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.