

SL NO - 4118/24

I-4051/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 259529

12-12-24
11-35am
At

Q-800315 6365/24

Endorsement sheet and signature sheet attached with the document are part of the document.

Address: District Sub-Registrar
Chandannagar, Hooghly

12 DEC 2024

POWER OF ATTORNEY

ON EXECUTION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, SRI GAUTAM SAHA,
 Son of Late Prankrishna Saha, PAN - AWLPS1242D, Aadhaar No.
 8236 8943 4282, by Faith Hindu (Indian), by Profession Business,
 by Nationality Indian, resident of C/4, Rozary Apartment, G.T.
 Road West, Barabazar, P.O. & P.S. Chandannagar, Dist. Hooghly,
 Pin 712136, do hereby nominate, constitute, appoint, engage,
 authorise and empower **PHOENIX**, PAN No. AAWFP2664B,
 a Partnership Firm having its office at Gopal Babu
 Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist.

R.D. Saha

Hooghly, Pin 712137, Represented by its Partners – **1) SRI PRITAM MONDAL**, Son of Pranab Kumar Mondal, PAN No. BUCPM2421C, Aadhaar No. 6966 1076 9514, **2) SMT. PAYAMANTHI MONDAL**, Daughter of Sri Jayanta Kumar Mondal, PAN No. BKRPM3146H , Aadhaar No. 4306 4122 6425, **3) SMT. SUKLA MONDAL**, Wife of Pranab Kumar Mondal, PAN No. AMUPM1844L, Aadhaar No. 3677 0963 8170, **4) SRI SUPRATIM MONDAL**, Son of LateSubrata Kumar Mondal, PAN No. EQKPM1073F, Aadhaar No. 9277 2392 8035, all by faith Hindu (Indian), all by Profession Business, all resident of Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, as my true and lawful constituted Attorney/s to do all acts and things in our names and on my behalf in respect of construction of multi-storied building according to the sanctioned plan from the Chandernagore Municipal Corporation, mentioned below in respect of the scheduled property mentioned hereunder.

WHEREAS all that piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre under R.S. Dag No. 339, R.S. Khatian No. 150, corresponding to L.R. Dag No. 466 and a piece and parcel of Viti Land measuring 1 Cottah 01 Chhatak or 0.017 Acre under R.S. Dag No. 338, of R.S. Khatian No. 145. corresponding to L.R. Dag No. 465, totaling to an overall area of 3 Cottah 15 Chhatak 08 Sq.ft. or 0.064 Acre (approx.) under L.R. Khatian No. 2410, Mouza & P.S. Chandannagar, J.L. No. 1, Sheet No. 18, situated at Sabinara Main Road, Holding No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly, is the property hereby conveyed.

AND WHEREAS all that piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre along with old building thereon situated at Sabinara Main Road, P.O. & P.S. Chandannagar, Dist. Hooghly, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, Mouza – Chandannagar, J.L. No. 1, Sheet No. 18, R.S. Dag No. 339, R.S. Khatian No. 150, previously owned and possessed by Mrityunjoy Sett and

others. During their joint peaceful possession they sold out the same in favour of Dilip Sanyal, Dipendra Kumar Sanyal, Kanak Kumar Sanyal, Kalyan Kumar Sanyal, Kanti Kumar Sanyal and Kanchan Kumar Sanyal by virtue of a Registered Deed of Sale for the year 1959. After purchasing the property in the aforesaid manner said Dilip Sanyal and others became the joint owners of the property having 1/6th share each.

AND WHEREAS aforesaid Kanti Kumar Sanyal and Kanchan Kumar Sanyal sold out their joint share to the son of Dilip Kumar Sanyal namely Biplab Kumar Sanyal by virtue of a Registered Deed of Sale being No. 2586/1991 dated 19.12.1991, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 47, within pages 347 to 352 for the year 1991 and Dilip Kumar Sanyal settled his share to his son Biplab Sanyal by a Deed of Settlement being No. 2011/1991 dated 26.09.1991, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No.37, within pages 187 to 192 for the year 1991. Thereafter on demise of Dilip Kumar Sanyal on 09.07.2000 said Biplab Kumar Sanyal became the owner of 3/6th share i.e. 1/2 share of the property in the aforesaid manner and also sold out the same in favour of the present executant by virtue of a Registered Deed of Sale being No. 2950, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103871 to 103891 for the year 2021.

Page 9/10
AND WHEREAS aforesaid Dipendra Kumar Sanyal died intestate leaving behind his wife Ava Sanyal and three daughters Sarbari Sanyal, Kaveri Kundu and Debjani Lahiri as his only legal heirs who became the joint owners of 1/6th share of Late Dipendra Kumar Sanyal by way of legal and natural inheritance and also sold out the same in favour of the present executant by virtue of a Deed of Sale being No. 2926/2021 dated 10.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 104718 to 104749 for the year 2021.

AND WHEREAS aforesaid Kanak Sanyal died intestate leaving behind his wife Chaina Sanyal, daughter Tulika Banerjee, Son Joydip Sanyal and heirs of predeceased son Sandip Sanyal namely Ishita Sanyal (W/o. Lt. Sandip Sanyal) and Shreoshi Sanyal (D/o. Lt. Sandip Sanyal) to inherit his 1/6th share by way of legal and natural inheritance and thereafter aforesaid Chaina Sanyal and Tulika Banerjee sold out their joint share to the present executant by virtue of a Deed of Sale being No. 2952/2021, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103913 to 103936 for the year 2021. Joydip Sanyal sold out his respective share to the present executant by virtue of a Deed of Sale being No. 3972/2022 dated 21.09.2022, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2023, within pages 4633 to 4647 for the year 2023 and Ishita Sanyal and Shreoshi Sanyal sold out their joint share to the present executant by virtue of a Deed of Sale being No. 3922/2021 dated 29.10.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 133527 to 133547 for the year 2021 respectively.

AND WHEREAS aforesaid Kalyan Kumar Sanyal died intestate leaving his wife Juthika Sanyal, son Bhaskar Sanyal and daughter Sumita Sanyal as his only legal heirs and successors to inherit his sharehold property by way of legal and natural inheritance out of which aforesaid Juthika Sanyal and Sumita Sanyal sold out their joint 1/9th share in favour of the present executant by virtue of a registered Deed of Sale being No. 2951, dated 13.09.2021, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 103892 to 103912 for the year 2021 and aforesaid Bhaskar Sanyal also sold out his 1/18th share to the present executant by virtue of a Registered Deed of Sale being No. 4825/2022 dated 02.12.2022, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2022, within pages 123872 to 123888 for the year 2022.

AND WHEREAS the present executant in the aforesaid manner became the absolute owner of 2 Cottah 14 Chhatak 08 Sq.ft. and mutated his name in L.R. Record of Rights vide L.R. Khatian No. 466 and also in the Assessment Register of Chandernagore Municipal Corporation against Holding No. 239.

AND WHEREAS all that piece and parcel of Bastu land measuring about 1 Cottah 01 Chhatak or 0.017 Acre along with old building thereon situated at Sabinara Main Road, P.O. & P.S. Chandannagar, Dist. Hooghly, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, Mouza – Chandannagar, J.L. No. 1, Sheet No. 18, R.S. Dag No. 338, R.S. Khatian No. 145, previously owned and possessed by Dipendra Kumar Sanyal who purchased the same from Sukumar Chandra Dey, Prafulla Kumar Dey, Gobinda Chandra Dey and Suresh Chandra Dey by a Deed of Sale being No. 3537 dated 24.08.1960, registered in the office of Joint Sub-Registrar of Serampore at Chandannagar, recorded in Book No. I, Volume No. 33, within pages 93 to 96 for the year 1960. During his peaceful possession therein said Dipendra Kumar Sanyal sold out the same to one Pradip Ranjan Goswami by virtue of a Deed of Sale being No. 427 executed on 24.03.1998 and registered on 27.03.1998, in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 7, within pages 389 to 394 for the year 1998. After purchasing the said property in the aforesaid manner said Pradip Ranjan Goswami became the absolute owner thereof and during his peaceful possession he died intestate leaving behind his wife Sarbari Goswami, two sons Gautam Goswami and Abhishek Goswami as his only legal heirs and/or successors to inherit the said property by way of legal and natural inheritance.

AND WHEREAS during joint peaceful possession aforesaid Sarbari Goswami, Gautam Goswami and Abhishek Goswami jointly sold out the property in favour of the present executant by virtue of a Registered Deed of Sale being No. 2793 dated 02.09.2021, registered in the office of A.D.S.R.,

Chandannagar, recorded in Book No. I, Volume No. 0604-2021, within pages 98832 to 98858 for the year 2021.

AND WHEREAS the present executant in the aforesaid manner became the absolute owner of 1Cottah 1 Chhatak and mutated his name in L.R. Record of Rights vide L.R. Khatian No. 465 and also in the Assessment Register of Chandernagore Municipal Corporation against Holding No. 249.

AND WHEREAS the present executant thus became the absolute owner of 3 Cottah 15 Chhatak 08 Sft. or 0.064 Acre (approx.) and also amalgamated the same in a single Holding bearing No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation.

AND WHEREAS the Promoters/Developers, being the Attorneys of these presence, approached the owner, being the Executant of these presence, with an offer to develop the property mentioned in the schedule after demolishing the old dilapidated construction and has shown a plan for construction of multi-storied (G+3) building and the Developers offered some proposals to the Owner.

AND WHEREAS both the Parties hereof today have already entered into a Development Agreement bearing No. 4044 dated 12/12/2024 registered in the office A.D.S.R., Chandannagar, recorded in Book No. I, for the year 2021 for developing the schedule below property by constructing G+3 Flat Building.

AND WHEREAS the executors mentioned above has acquired right, title, interest and possession of the property mentioned in the schedule and hereby constitute, appoint, nominate and designate **PHOENIX**, PAN No. AAWFP2664B, a Partnership Firm having its office at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, Represented by its Partners - **1) SRI PRITAM MONDAL**, Son of Pranab Kumar Mondal, PAN No. BUCPM2421C, Aadhaar No. 6966 1076

9514, **2) SMT. PAYAMANTHI MONDAL**, Daughter of Sri Jayanta Kumar Mondal, PAN No. BKRPM3146H , Aadhaar No. 4306 4122 6425, **3) SMT. SUKLA MONDAL**, Wife of Pranab Kumar Mondal, PAN No. AMUPM1844L, Aadhaar No. 3677 0963 8170, **4) SRI SUPRATIM MONDAL**, Son of LateSubrata Kumar Mondal, PAN No. EQKPM1073F, Aadhaar No. 9277 2392 8035, all by faith Hindu (Indian), all by Profession Business, all resident of Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandannagar, Dist. Hooghly, Pin 712137, as my lawful attorneys to do in the following acts, deeds and things regarding the schedule property mentioned hereunder in my name and on my behalf.

To develop the schedule property by constructing a multi-storied Building (G+3) according to the sanctioned building plan to be sanctioned by the Chandernagore Municipal Corporation at the cost of the Attorney holders viz. **PHOENIX**.

That I, the executant, have already handed over the vacant possession of the schedule property to **PHOENIX**, a Partnership Firm duly represented by its present Partners and entrusted the work and the right to develop the schedule property.

To prepare the appropriate building plan by engaging its own nominated planner for construction of the proposed multi-storied (G+3) building as will be permitted by the Chandernagore Municipal Corporation authority in the name of **PHOENIX** and to sign the building plan on my behalf.

R. D. Mondal
To enter into the agreement for sale with the intending purchaser of the flats/garages/shops/part of the apartment to be constructed upon the schedule property at the highest market price and to accept the advance/earnest money from the intending purchasers.

To sign and execute and register the sale deeds instruments and assurance and receipt of the consideration and present them before the Sub-Registrar or Registrar, to do all acts, deeds and things for registration of the deed of

conveyance in respect of the developer's allocation excepting the Owners' Allocated portion of the proposed Flat (G+3) building to be constructed in the schedule property mentioned hereunder.

To institute, commence, prosecute, carry on or defend or resist all suits and other action and proceedings to be added as a part or being on suited or withdraw the same concerning my said property or provisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India before the Supreme Court, before the Rent Control, Income Tax, Sales Tax, Settlement (Khajna, Porcha), B.L. & L.R.O., Municipal Authority (building sanction plan, Municipal tax) under the State of West Bengal and all tribunal all government offices, municipalities and Police Station and to sign and verify and affirm all points written statements, affidavit, accounts, petitions, to accept service of all summons, notice and other judicial process, to execute any judgement, decree or orders and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama of other authority to act and placed on my behalf. To apply for electric service connection and sign on my behalf before *WBSUEDCL* authority.

It is hereby mentioned that as I the present executant hereby also empower my nominated Attorney to transfer my allocated portion i.e. Owner's Allocation to any suitable purchaser and the sale proceeds of the same should be deposited by the Attorney holder/s in my favour or in my Bank Account with proper receipt thereof at the time of final transaction/registration.

It is further to be mentioned here that if the Attorney holder/s get permission to construct upto G+4 level of the proposed building, I shall also empower the Attorney holder/s accordingly for further proposed construction later on.

Be it noted that the power of attorney doesn't create constitute or assume any kind of transfer enjoyment and making profit in favour of the attorney

R. D. [Signature]

and further declare that the said attorney shall hereby obtain or have power for development or construction work on the said property & enter into agreement for sale. It is to be mentioned that if any amount receivable for selling the Owner's allocation, would be deposited by the Attorney holders in the Owner's Bank Account.

No monetary and other transaction has been taken place against this power of attorney. And this power of attorney is always revocable.

I, the present executant, do hereby agree to ratify and confirm all and whatever other act or acts said attorney shall lawfully do, execute or perform or caused to be done, executed or performed by virtue of this deed notwithstanding on express power on the behalf is hereunder provided.

This Power of Attorney is always revocable.

Schedule of Property

ALL THAT a piece and parcel of Bastu land measuring about 2 Cottah 14 Chhatak 8 Sq.ft. or 0.047 Acre under R.S. Dag No. 339, R.S. Khatian No. 150, corresponding to L.R. Dag No. 466 and a piece and parcel of Viti Land measuring 1 Cottah 01 Chhatak or 0.017 Acre under R.S. Dag No. 338, of R.S. Khatian No. 145. corresponding to L.R. Dag No. 465, totaling to an overall area of 3 Cottah 15 Chhatak 08 Sq.ft. or 0.064 Acre (approx.) under L.R. Khatian No. 2410, Mouza & P.S. Chandannagar, J.L. No. 1, Sheet No. 18, situated at Sabinara Main Road, Holding No. 239, Ward No. 19, within the ambit of Chandernagore Municipal Corporation, in the District of Hooghly, is the property hereby conveyed.

Butted & Bounded by :

NORTH	:	Pond of the Party of the First Part.
SOUTH	:	Property of other.
EAST	:	Sabinara Main Road.
WEST	:	Property of other.

IN WITNESSES WHEREOF, I, the present executant hereto and hereunder put my respective hands on this power of attorney in presence of Attorney holders before the witnesses on this the 12th day of December, 2024.

SIGNED SEALED & DELEVERED

In presence of Witnesses :

1) Ayan Mukherjee
9, R K Mukherjee Road, Gondalpara,
Chandannagar, Hooghly - 712137

Janta Sa

(SIGNATURE OF THE EXECUTANT)

2) Soikanti Kundu
Chandannagar Court
Hooghly

PHOENIX
Prilem Mondal
Partners

Drafted by me :

PHOENIX
Payamanti Mondal
Partners

Rijoy
Advocate, Regn. No. WB/88/2009
Chandannagar Court

PHOENIX
Sukla Mondal
Partners

Typed by me :
Mr. Manoj
Chandernagore, Hooghly

PHOENIX
Supratim Mondal
Partners

(SIGNATURE OF THE ATTORNEYS)

SPECIMEN FORM FOR TEN FINGERS PRINTS



Prakam Mondal

Prakam Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



Rajasanthi Mondal

Rajasanthi Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little

SPECIMEN FORM FOR TEN FINGERS PRINTS



Sukla Mondal

Sukla Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little













Supratim Mondal

Supratim Mondal

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



SPECIMEN FORM FOR TEN FINGERS PRINTS

LEFT HAND FINGER PRINT		RIGHT HAND FINGER PRINT	
Thumb		Thumb	
Fore		Fore	
Middle		Middle	
Ring		Ring	
Little		Little	

Justin S.

Signature of the Executant

Major Information of the Deed




Deed No :	I-0604-04051/2024	Date of Registration	12/12/2024
Query No / Year	0604-8003156365/2024	Office where deed is registered	
Query Date	12/12/2024 12:01:20 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	S Kundu Chandannagar Court, Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 9830307511, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 21,75,682/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year]:- 060404044/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 19, Holding No:239 Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-466	LR-2410	Bastu Bastu	2 Katha 14 Chatak 8 Sq Ft		15,90,245/-	Property is on Road , Project Name :
L2	LR-465	LR-2410	Bastu Viti	1 Katha 1 Chatak		5,85,437/-	Property is on Road , Project Name :
				6.5152Dec	0 /-	21,75,682 /-	
		TOTAL :		6.5152Dec	0 /-	21,75,682 /-	
		Grand Total :					



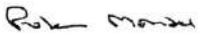
Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Goutam Saha (Presentant) Son of Late Prankrishna Saha Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	 12/12/2024	 LTI 12/12/2024	 12/12/2024
C/4, Rozary Apartment, G T Road, Barabazar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: awxxxxxx2d, Aadhaar No: 82xxxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

Attorney Details :



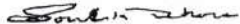
Sl No	Name,Address,Photo,Finger print and Signature
1	Phoenix Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 Date of Incorporation:XX-XX-2XX8 , PAN No.:: aaxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pritam Mondal Son of Pranab Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 12:39PM	 LTI 12/12/2024	 12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: buxxxxxx1c, Aadhaar No: 69xxxxxxxx9514 Status : Representative, Representative of : Phoenix (as PARTNERS)				

Name	Photo	Finger Print	Signature
Smt Payamanthi Mondal Daughter of Pranab Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 12:40PM	 Captured LTI 12/12/2024	 12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: bkxxxxxx6h, Aadhaar No: 43xxxxxxxx6425 Status : Representative, Representative of : Phoenix (as PARTNERS)			
Smt Sukla Mondal Wife of Shri Pranab Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 12:40PM	 Captured LTI 12/12/2024	 12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: amxxxxxx4l, Aadhaar No: 36xxxxxxxx8170 Status : Representative, Representative of : Phoenix (as PARTNERS)			
Shri Supratim Mondal Son of Late Subrata Kumar Mondal Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 12:41PM	 Captured LTI 12/12/2024	 12/12/2024
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: eqxxxxxx3f, Aadhaar No: 92xxxxxxxx8035 Status : Representative, Representative of : Phoenix (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUTIK DHARA Son of Late JHULAN KRISHNA DHARA CHANDANNAGAR COURT, City:- Not Specified, P.O:- CHANDANNAGAR, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 12/12/2024	 Captured 12/12/2024	 12/12/2024
Identifier Of Shri Goutam Saha, Shri Pritam Mondal, Smt Payamanthi Mondal, Smt Sukla Mondal, Shri Supratim Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Saha	Phoenix-4.76208 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Saha	Phoenix-1.75312 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, , Ward No: 19, Holding No:239 Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 466, LR Khatian No:- 2410		Owner Name not selected by applicant.
L2	LR Plot No:- 465, LR Khatian No:- 2410		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 060404051 / 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 11:35 hrs on 12-12-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Goutam Saha ,Executant.

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 21,75,682/-

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

Execution is admitted on 12/12/2024 by Shri Goutam Saha, Son of Late Prankrishna Saha, C/4, Rozary Apartment, G T Road, Barabazar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Mr SOUTIK DHARA, , , Son of Late JHULAN KRISHNA DHARA, CHANDANNAGAR COURT, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-12-2024 by Shri Pritam Mondal, PARTNERS, Phoenix, Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Mr SOUTIK DHARA, , , Son of Late JHULAN KRISHNA DHARA, CHANDANNAGAR COURT, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Smt Payamanthi Mondal, PARTNERS, Phoenix, Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Mr SOUTIK DHARA, , , Son of Late JHULAN KRISHNA DHARA, CHANDANNAGAR COURT, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Smt Sukla Mondal, PARTNERS, Phoenix, Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Mr SOUTIK DHARA, , , Son of Late JHULAN KRISHNA DHARA, CHANDANNAGAR COURT, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-12-2024 by Shri Supratim Mondal, PARTNERS, Phoenix, Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Mr SOUTIK DHARA, , , Son of Late JHULAN KRISHNA DHARA, CHANDANNAGAR COURT, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3513, Amount: Rs.100.00/-, Date of Purchase: 11/12/2024, Vendor name: S
MALLICK

At

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 0604-2024, Page from 91209 to 91229
ing No 060404051 for the year 2024.



et

Digitally signed by SWAGATA TARAFDAR
Date: 2024.12.20 14:05:30 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 20/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.