

86535/22 VC-1869/22

S- 6730/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 758826

26/4/22
 5/9/22
 6-8/12/22

Certified that the documents are
 registration. The signature shown
 the endorsement sheets and the
 document are the part of this document.

District Sub-Registrar
 Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SMT MIRA RANI SAHA** alias **MIRA SAHA** (PAN NO.MUKPS0090J & AADHAAR NO.3002-4097-4927) wife of Late Sunil Kumar Saha by faith Hindu, by occupation House-wife by Nationality Indian permanently residing at Garia Station Road, Madhya Balia, P.S. Narendrapur, P.O. Panchashayer, Kolkata-700084 the absolute Owner of **ALL THAT PIECE AND PARCEL** of revenue paying plot of Bastu land measuring 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 presently L.R.

Contd.....pg/2.

Dag No. 76, and L.R. Kh. No. 1588, Rajpur Sonarpur Municipality Holding No. 1810, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104303008302, Kolkata-700094, morefully described the **SCHEDULE -A** hereunder written.

WHEREAS I am desirous of developing the said premises by construction a new Ground plus Two and/or Three storied building thereon containing several self-sufficient residential flats in each and every floor with specific numbers of cars parking space in the building, according to the building plan sanctioned by the Rajpur Sonarpur Municipality.

AND WHEREAS I am engaging "**M/S. TIRUPATI ENTERPRISE**" (PAN NO.AAQFT6581M) a partnership firm, having its office at 1261, Survey Park, P.O. :- Santoshpur, P.S.: -Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI KISHORE KUMAR GHOSH** (PAN NO.-AGXPG5967D & AADHAAR NO. 2505-1568-5462) son of Sri Anil Chandra Ghosh residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: - Santoshpur, P.S.: -Survey Park, Kolkata-700 075 and **(2) SRI SUMAN KUMAR GHOSH** (PAN NO. AZEPG3733F & AADHAAR NO. 9940-1697-3095) son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, Kolkata-700075, both by faith Hindu, both by occupation : Business, both by national Indians, hereinafter referred to as the **PROMOTER/ BUILDER/ DEVELOPER** who has agreed to develop and construct a building on the said land, morefully and particularly described in the SCHEDULE-A hereunder written and invest funds for completion of the said building according to the building plan to be sanctioned by the Rajpur Sonarpur Municipality.

AND WHEREAS we have already entered in to a Development Agreement of the said premises with "**M/S. TIRUPATI ENTERPRISE**" and the said Development Agreement has been duly registered on **20th day of April 2022**, in the office of District Sub- Registrar -III, at Alipore, 24-Parganas(S) and recorded in Book No. I, Pages From _____ to _____ being No. 6021 for the Year 2022.

AND WHEREAS I am not in a position to personally appear and present in all places and to look after the day to day affairs due to my pre-occupation and hence I feel the necessity to appoint on my behalf a Constituted Attorney to look after and manage the affairs relating to the said premises and as such **SMT MIRA RANI SAHA** alias **MIRA SAHA** wife of Late Sunil Kumar Saha do hereby nominate, constitute, authorize and appoint "**M/S. TIRUPATI ENTERPRISE**" (PAN NO.AAQFT6581M) a partnership firm, having its office at 1261, Survey Park, P.O. :- Santoshpur, P.S.: -Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI KISHORE KUMAR GHOSH** (PAN NO.AGXPG5967D & AADHAAR NO. 2505-1568-5462) son of Sri Anil Chandra Ghosh residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.: - Santoshpur, P.S.: -Survey Park, Kolkata-700 075 and **(2)SRI SUMAN KUMAR GHOSH** (PAN NO. AZEPG3733F & AADHAAR NO. 9940-1697-3095) son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, Kolkata-700075, hereinafter referred to as the **PROMOTER/ BUILDER/ DEVELOPER** as my Attorney in my name and on my behalf

to execute or do all or any of the acts deeds or things either jointly and/or singly hereinafter mentioned that its to say :-

1. To construct building on the said property at Holding No. 1810, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104303008302, Kolkata-700094, District: South 24- Parganas within ward no. 01 of the Rajpur Sonarpur Municipality and to sign all papers & documents for the purpose thereof in relation to the said premises, more fully particularly described in the Schedule-A hereunder written.
2. To sign all papers and take steps in compliance of the requirements of the Government authorities in Connection thereto, semi Government authorities, Statutory bodies or authorities, local authorities as may be necessary and to sign and submit all papers and documents before any authority for the purpose of clearance of the construction of the proposed building and/or sanction and/or exemption certificates as our said attorney deems fit and proper in relation the said property.
3. To appoint any Surveyor, Engineer, Architect, Plumber, Electrician, employee and sub-contractors and/or to dismiss any of them if required and to make any agreement with them and to make payments to them as my said attorneys deem fit and proper and to sign all papers and documents in this regard in my names and on my behalf in relation the said property.
4. To mutate my names in connection with the property mentioned in the Schedule-A herein below in the office of The Rajpur Sonarpur Municipality and sign all papers and documents on my behalf. To attend hearing before the hearing officer.
5. To apply for drainage, sewerage, electric, telephone, water and other connection, for assessing and/or re-assessing and/or reviewing the assessment of taxes or applying for completion certificate of the building and for that purpose to sign all papers and documents and to represent us before the proper authority or authorities relating to the property more fully particularly described in the Schedule-A hereunder written.
6. To prepare plan or revised plan of the building for my said premises after approval of the principal and to sign the said plans on my behalf and to submit the same before the Rajpur Sonarpur Municipality and other sanctioning authority for obtaining sanction of the same and to submit amendment of such building plan subject to the approval of the principal before the said The Rajpur Sonarpur Municipality and other concerning authority for the purpose of obtaining sanction of the same relating to the property more fully particularly described in the Schedule-A hereunder written.
7. To enter into agreement for sale or any other agreement with the prospective purchaser/s of flat/s or apartments or other contracted areas of the Developers Allocation together with proportionate share in the land along with right of user of the common areas and facilities in common with other Co Owners of the building which will be constructed by "M/S.

TIRUPATI ENTERPRISE" and to take or received money for consideration and to give valid receipt therefore of Developers' Allocation.

8. To sign and execute proper deeds of conveyance in respect of the proportionate share of said property / Land with flats/apartments lying in various floors and cars parking space in the Ground Floor in favour of the prospective purchasers out of the Developers' allocation together with proportionate share in the land along with right of user of the common areas and facilities in common with other Co-Owners of the building and to receive sale proceeds of the developer's share only and to present for registration of the same and to admit execution of the same and to do all necessary costs and deeds required for purpose of registration of the said documents more fully described in **Schedule-B** hereunder written and to receive the consideration therefore and to give valid discharge thereof relating to the said property.
9. To demolish the existing structure at the said premises and to deal with the rubbles and debris in any manner the attorney may think fit and proper and receive consideration therefore.
10. To apply for and obtain water connection, electricity connection, permission for drainage and/or sewerage lines and for the purpose thereof sign, execute all documents and all affidavits for and my behalf.
11. To construct building and receive payment for sale and/or execute the deeds of conveyance and to sign on all papers and documents including agreement for sale and other agreements and papers and documents described in the **Schedule-B** hereunder written and to appear before the registering authority and to present the same for registration and to admit execution thereof and to register the same and also of all type of documents and to appear the same and also of all types of documents and to appear before the Rajpur Sonarpur Municipality or any other authority or any other department or Government or quasi-Government and to collect sale proceeds from such person and to make payments to any other persons as our said attorneys deem fit and proper relating to the property more fully particularly described in the **Schedule-B** hereunder written.
12. To file Income Tax and/or Sales Tax Return before Income Tax Authorities/Sales Tax Authorities and/or higher authority thereto if necessary and to make payments in this regard towards taxation and/or to sign each and every paper and documents in my names and on my behalf as my said attorney deem fit and proper and to obtain Income Tax Clearance/Permission for sale of the said property or any portion thereof as and when required relating to the property more fully particularly described in the Third Schedule hereunder written.
13. To appoint any advocate, attorney or legal practitioners for the purpose of filing or defending any case, suit or writ proceedings and to execute vokatnama, warrant in my

names and on my names and on my behalf and to sign any other papers or documents in our names as our said attorneys deem fit and proper and to sign and verify plaints, written statements, petitions of all kinds and to file and submit them in any court or Offices and to appear before any Court or Offices for and on my behalf.

14. To compromise, compound or withdraw cases to confess judgments and to refer cases to arbitration.
15. To file and receive back documents, to deposit and withdraw money from any judicial authority or statutory authority as may be required and to grant receipts therefore.
16. To take all steps for marketing of the Project and for that purpose to engage and appoint brokers, marketing agents, advertising agents, sales representatives, or any other agent or personnel.
17. To negotiate, make bookings and enter into all agreements for sale or registered agreement for sale in respect of the Developer's saleable areas (Unit or units, Flat or Flats, Parking or Parking) in the said Project, to be constructed on the aforesaid bastu landed Property or any part or portion thereof together with undivided proportionate share of the land and premises by receiving the booking / part payments / full payment on the ownership basis as per Registered Development Agreement dated 22nd day of April 2022.
18. To make, sign, execute all agreements for sale/ registered agreement for sale, final sale deeds, or transfer documents in respect of the Developers' saleable areas comprised in the said Project in favour of the customers or purchasers or their transferees or assigns.
19. To execute and register sale deed/deeds or deed of Conveyance / Conveyances in favour of such intending purchaser / purchasers in respect of the Developers' saleable areas (i.e. for each Unit or units, Flat/flats, Parking) together with proportionate undivided share of aforesaid land and premises comprised in the said Project in favour of the customers or purchasers and to admit the said execution and to registered the same before the registering authority by presenting the same for registrations before the appropriate authority for registration of each deed / deeds. The signature of land owners in the final deed of conveyance is not mandatory at the time of handed over possession.
20. To enter into Registered Agreement with intending Purchaser(s) as well as raising construction in respect of the Developers' saleable areas (i.e. for each Unit or units, Flat/flats, Parking) together with proportionate undivided share of aforesaid land and premises thereon as described in the schedule-A herein below.
21. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money of Developers' Allocation and to give good valid receipts and discharges for the same and upon receipt as aforesaid and as by act and deed, to sign execute and deliver any Agreement for sale, any conveyance and/or conveyances in

- respect of the Developer's saleable areas in the Project in favour of the concerned person or persons as per Development Agreement dated **20th day of April 2022**.
22. To receive part and/or full money or monies either in advance from time to time or at all times from the intending purchaser or purchasers in respect of the Developers' saleable areas in the Project with proportionate undivided share of land and premises.
 23. To sign any papers or documents or any claim or otherwise before any insurance companies and/or any agency or agencies relating to the said property as the case may be.
 24. To appear before the Collector of the Land Acquisition, Urban Land Ceiling Authority and any other authority or authorities and to sign any papers or documents relating thereto.
 25. To appoint any sub-contractor for the purpose of the construction of building on the said land without assigning any benefit of the said agreement without any notice consent.
 26. To take steps for the purpose of mutating my names in the record of the Govt. and to sign all papers and documents in my name and on my behalf for the said purpose.
 27. To sign and verify complaints, written statements, petitions and application of all kinds including petition of compromises after settlement of the terms and conditions, memorandum of appeal and to file and submit them in any court or offices and to appear before any court or offices for and on my behalf and to file suits of all kinds and to defend suits of any kinds and to swear affidavit on my behalf.
 28. To prefer appeal against judgment and decree and/or order passed by the competent court of law and / or Tribunal before the Appellate authority and to sign each and every paper and documents in my names and/or on my behalf as our said, attorney deems fit and proper.
 29. To collect any refund from the Rajpur Sonarpur Municipality or any other authority and/or Commercial Tax Authority and/or Sales Tax Authority from time to time, to represent me and to do all acts necessary on my behalf in respect of the said property.
 30. To retain and appropriate all money received by the attorneys for themselves in relation to the matter aforesaid and all other matters in respect of the aforesaid properties relating to the property more fully particularly described in the Schedule-B hereunder written and to execute and to do all acts and things lawfully and effectually in all respects as if we could do the same if we would have been personally present.
 31. To Swear Affidavit on my behalf before the executive magistrate, Judicial Magistrate and/or notary public.
 32. To sign deed of indemnity on my behalf relating to land particularly described in the First Schedule hereunder written.
 33. To sign and execute any kind of declaration, undertaking, indemnity bond, notification undertaking, indemnity bond, notification in the newspaper and/or made G.D Entry to the local police station and/or concerned authority on my behalf.

34. To sign and execute deed of declaration/ rectification in favour of the intending Purchaser or Purchasers in respect of the property more fully described in the Schedule-B hereunder written which my said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.
35. To sign and execute deed of gift of for transferring strip of land in favour of the Rajpur Sonarpur Municipality for and on behalf of the Principal, more fully described in the **SCHEDULE-A** hereto which my said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for purpose of registration of the said document.
36. To receive G R notice on my behalf and to file objection against the revision of enhanced tax and to appear before the hearing officer and to do all acts and deeds relating thereto.

GENERALLY to do all acts, as our attorney or agent in respect of our property in relation to the matters aforesaid and all other matter of the Schedule-A property hereunder written in which I may be interested or concerned and on my behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as I could do if I would personally present.

AND I do hereby agree that all acts deeds and things lawfully done by my said attorney shall be construed to as the acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

SCHEDULE-A ABOVE REFERRED TO :

ALL THAT PIECE AND PARCEL of revenue paying plot of Bastu land measuring 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 1588, Rajpur Sonarpur Municipality Holding No. 1810, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104303008302, Kolkata-700094.

The plan or map of the said land is annexed herewith and bordered with "Red Verge" which is butted and bounded as follows and will be treated with the part of this agreement.

ON THE NORTH : Land of Subhas Ch. Saha & R.S. Dag No. 71(P)
 ON THE SOUTH : 12ft Wide Common Passage.
 ON THE WEST : R.S. dag No. 71&73.
 ON THE EAST : R.S Dag No.71

:THE SCHEDULE-B ABOVE REFERRED TO :**DEVELOPER'S ALLOCATION**

Promoter's/Builder's/Developer's allocation shall include the entire remaining portion except owners' allocation i.e. Flat No.Gr-A at Ground Floor, Flat No.1-B at First Floor, Flat No.2-A & 2-C at Second Floor and 48% share of Covered Car-parking Space at Ground Floor (as per attached proposed plan) of the said new building together with proportionate share in the bastu land measuring an area of 8¼ decimal more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 1588, Rajpur Sonarpur Municipality Holding No. 1810, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104303008302, Kolkata-700094

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the 25th April, 2022.

SIGNED, SEALED AND DELIVERED by

In Presence of: -

WITNESSES

1. *Smeehash Dutta*
Lawyer for owner Rajan
P.S. - Sonarpur
Kol-153

मीरा रानी साहा

SMT MIRA RANI SAHA alias MIRA SAHA

(SIGNATURE OF OWNER)

2. *Pragathi Saha*
Balia, Garia, Kol-84

TIRUPATI ENTERPRISE

Rishor Kumar Ghosh
 Partner

TIRUPATI ENTERPRISE

Suman Kumar Ghosh
 Partner

(SIG. OF PROMOTER/BUILDER/DEVELOPER)

Drafted by:-

Japan Chandra Bose
 (Advocate)
 Regd No. WB/2691/99
 Alipore Police Court
 Kolkata-700027.

Typed By:-

Subimal Dutta
 Subimal Dutta
 Alipore Police Court
 Kolkata-27

-: PHOTO SHEET :-



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : MIRA SAHA also MIRA RANI SAHA

Signature: Mira Saha



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : KISHORE KUMAR GHOSH

Signature: Kishore Kumar Ghosh



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SUMANKUMAR GHOSH

Signature: Suman Kumar Ghosh

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ... SUBHASH DUTTA

Signature Subhash Dutta

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 2730/00491/08469

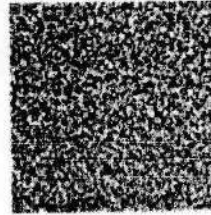
To
Kishore Kumar Ghosh
C/O Anil Chandra Ghosh,
2081 CHAK GARIA, E-14 SAMMILANI PARK,
NEAR APEX INSTITUTE OF MEDICAL SCIENCES,
SURVEY PARK.
VTC: Santoshpur,
PO: Santoshpur,
Sub District: Kolkata, District: Kolkata,
State: West Bengal,
PIN Code: 700075,
Mobile: 8777087474

07/01/2012

13445376



MF134453762FI



आपका आधार क्रमांक / Your Aadhaar No. :

2505 1568 5462

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Kishore Kumar Ghosh
DOB : 02/02/1974
Male

07/01/2012

2505 1568 5462

मेरा आधार, मेरी पहचान

Kishore Kumar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KISHORE KUMAR GHOSH
ANIL CHANDRA GHOSH
02/02/1974

Permanent Account Number
AGXPG5967D

Kishore Kumar Ghosh
Signature



25062008

Kishore Kumar Ghosh.



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

SUMAN KUMAR GHOSH
Ajit Kumar Ghosh
06/02/1980
AZERGAH
Signature




Suman Kumar Ghosh

भारत सरकार
GOVERNMENT OF INDIA



Suman Kumar Ghosh
Year of Birth : 1989
Male




9940 1697 3095

आचार - आम आदमी का अधिकार

Suman Kumar Ghosh

भारतीय विश्वविद्यालय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address:
S/O Ajit Kumar Ghosh, 2081 CHAK GARIA
E-14 SAMILLANI PARK, P.S-SURVEY
PARK, Santoshpur S.O, Kolkata, West
Bengal, 700075

1947
1800 180 1947

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P.O. Box No. 1947,
Bengaluru-560 001

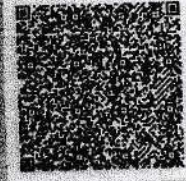
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFT681M



पति/नाम
TIDUPATI, SURESHKUMAR

04102020

प्राप्त/प्रमाणित तिथि
Date of Issuance
23/06/2020

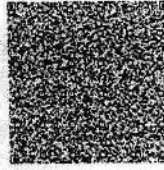
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
MUKPS0090J



नाम / Name

MIRA SAHA



पिता का नाम / Father's Name

JOGENDRA NATH SAHA

जन्म की तारीख /
01/01/1948

सि आ साहा
हस्ताक्षर / Signature


32640


NAME
 Mrs. Sana
DOB / DOB: 01/01/1948
SEX / FEMALE




3002 4097 4927
 आदर्श आराम का अधिकार


भारत सरकार
 GOVERNMENT OF INDIA

पता / Address:
 W/O Sani Sana, GARIA STATION
 ROAD, MADHYA BALIA, RAJPIR
 SONABLI, Block 24 Pergana,
 Madhupur, 713004

3002 4097 4927
Aadhaar - Aam Admi ka Adhikar

ভারত সরকার
Government of India

মুভাষ দত্ত
Subhash Dutta
পিতা : খোকন দত্ত
Father : KHOKAN DUTTA

জন্মতারিখ / DOB: 24/12/1976
সঙ্গর / Male

6482 6817 8560

আধার - সাধারণ মানুষের অধিকার



Subhash Dutta

Major Information of the Deed

Deed No :	I-1603-06730/2022	Date of Registration	06/05/2022
Query No / Year	1603-8001213472/2022	Office where deed is registered	
Query Date	21/04/2022 3:45:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUBHASH DUTTA Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836307797, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 68,98,614/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306021/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 001, Holding No:1810 Pin Code : 700094

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	RS-76/1588	RS-1588	Bastu	Bastu	4 Katha 15 Chatak 38 Sq Ft	1/-	68,71,614/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					8.234Dec	1 /-	68,71,614 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt MIRA SAHA, (Alias: Smt MITA RANI SAHA) Wife of Late SUNIL KUMAR SAHA GARIA STATION ROAD, MADHYA BALIA, City:- , P.O:- PANCHASHAYER, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: MUxxxxxx0J, Aadhaar No: 30xxxxxxxx4927, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>TIRUPATI ENTERPRISE 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri KISHORE KUMAR GHOSH Son of Shri ANIL CHANDRA GHOSH 2081, CHAK GARIA, E-14, SAMMILANI PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7D, Aadhaar No: 25xxxxxxxx5462 Status : Representative, Representative of : TIRUPATI ENTERPRISE (as PARTNER)</p>
2	<p>Shri SUMAN KUMAR GHOSH (Presentant) Son of Shri AJIT KUMAR GHOSH 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx3F, Aadhaar No: 99xxxxxxxx3095 Status : Representative, Representative of : TIRUPATI ENTERPRISE (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKEL BAGAN, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153</p>			
Identifier Of Smt MIRA SAHA, Shri KISHORE KUMAR GHOSH, Shri SUMAN KUMAR GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt MIRA SAHA	TIRUPATI ENTERPRISE-8.23396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt MIRA SAHA	TIRUPATI ENTERPRISE-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 001, Holding No:1810 Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 76/1588, RS Khatian No:- 1588		

Endorsement For Deed Number : I - 160306730 / 2022

On 21-04-2022

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 68,98,614/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-04-2022

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

Presented for registration at 17:20 hrs on 26-04-2022, at the Private residence by Shri SUMAN KUMAR GHOSH .

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

Execution is admitted on 26/04/2022 by Smt MIRA SAHA, Alias Smt MITA RANI SAHA, Wife of Late SUNIL KUMAR SAHA, GARIA STATION ROAD, MADHYA BALIA, P.O: PANCHASHAYER, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr SUBHASH DUTTA, , Son of Late KHOKAN DUTTA, LASKARPUR NARKEL BAGAN, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

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

Execution is admitted on 26-04-2022 by Shri KISHORE KUMAR GHOSH, PARTNER, TIRUPATI ENTERPRISE, 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, , Son of Late KHOKAN DUTTA, LASKARPUR NARKEL BAGAN, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

Execution is admitted on 26-04-2022 by Shri SUMAN KUMAR GHOSH, PARTNER, TIRUPATI ENTERPRISE, 1261 SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr SUBHASH DUTTA, , Son of Late KHOKAN DUTTA, LASKARPUR NARKEL BAGAN, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 06-05-2022

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 : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 458826, Amount: Rs.100/-, Date of Purchase: 25/04/2022, Vendor name: T K Purakayastha



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 292007 to 292031
being No 160306730 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.31 17:59:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/31 05:59:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)