भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AM 666117

Certified that the document is admitted to the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

18/12/2022

8003552507/2022

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

16 DEC 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **(1) SMT PROVATI SAHA** (PAN NO.GPCPS4348Q & AADHAAR NO.9183-3376-4956) wife of Late Subash Chandra Saha, **(2) SRI DEBASISH SAHA** (PAN NO. EAUPS0411K & AADHAAR NO. 7028-7704-1721) son of Late Subash Chandra Saha both residing at Near Garia Station Road, Balia More, P.S. Sonarpur, P.O. Garia ,

Contd.....Pg/2.

NO. 27780 DT. 17-11-21

NAME. Sindhuja Associate

ADDRESS. 1261, Survey Park, P.O - Santoshpur

P.S - Survey Park, K07-75

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

(South) Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipore, Kol-27

Sulekash Dutta
S/o - Late Khokan Dutta
Laskarpur Purnapalli
Bagan, P.S - Sonar pur
K07-153

District Sub-Registrar-IV
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Alipore, South 24 Parganas

16 DEC 2021

Kolkata-700084 and **(3) SMT. DOLA DEY** (PAN NO. ARCPD1078J & AADHAAR NO. 5017-5114-0616) wife of Sri Neeladri Sekhar Dey and daughter of Late Subash Chandra Saha residing at A/123, Near Layalka Pukur Baghajatin, P.O. Regent State , P.S. Jadavpur by inheritance 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. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094, morefully described the **SCHEDULE –A** hereunder written.

WHEREAS we are desirous of developing the said premises/ holding by construction a new Ground plus Two 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 we are engaging **"M/s. SINDHUJA ASSOCIATE" (PAN NO. AEVFS8925B)** 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 TAPASH KUMAR GHOSH** (PAN NO. AGFPG5848M and AADHAAR NO. 852828311644) son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** (PAN NO. BETPG8342D and AADHAAR NO. 830665197607) son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 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. SINDHUJA ASSOCIATE"** and the said Development Agreement has been duly registered on **16/12/2022**, in the office of District Sub- Registrar –IV, at Alipore, 24-Parganas(S) and recorded in Book No. I, Pages From 440230 to 440260 being No. **160414800** for the Year 2022.

AND WHEREAS we are not in a position to personally appear and present in all places and to look after the day to day affairs due to our pre-occupation and hence we feel the necessity to appoint on our behalf a Constituted Attorney to look after and manage the affairs relating to the said premises and as such **we** do hereby nominate, constitute, authorize and appoint **"M/s. SINDHUJA ASSOCIATE"** 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 TAPASH KUMAR GHOSH** son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, P.S. Survey Park, P.O.

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Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** son of Sri Ajit Kumar Ghosh, residing at 1261, Survey Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 hereinafter referred to as the PROMOTER/ BUILDER/ DEVELOPER as our Attorney in our name and on our 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. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, 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 our said attorneys deem fit and proper and to sign all papers and documents in this regard in my names and on our behalf in relation the said property.
4. To mutate our 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 our 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 our said premises after approval of the principal and to sign the said plans on our 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.

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7. To enter into agreement for sale or any other agreement with the prospective purchaser/s of flat/s or apartments or other constructed areas of the Developer's 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. SINDHUJA ASSOCIATE"** 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 in favour of the prospective purchasers from 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 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 our behalf.
10. 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.
11. 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 our names and on our behalf as our 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.
12. To appoint any advocate, attorney or legal practitioners for the purpose of filing or defending any case, suit or writ proceedings and to execute vokalatnama, warrant in our

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names and on our names and on our 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.

13. To compromise, compound or withdraw cases to confess judgments and to refer cases to arbitration.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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) together with proportionate undivided share of aforesaid land and premises thereon as described in the schedule-A herein below.
20. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money of Developer's 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

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respect of the Developer's saleable areas in the Project in favour of the concerned person or persons as per Development Agreement.

21. 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.
22. 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.
23. 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.
24. 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.
25. To take steps for the purpose of mutating our names in the record of the Govt. and to sign all papers and documents in our name and on our behalf for the said purpose.
26. To sign and verify plaints, 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 our behalf and to file suits of all kinds and to defend suits of any kinds and to swear affidavit on our behalf.
27. 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 our names and/or on our behalf as our said, attorney deems fit and proper.
28. 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 us and to do all acts necessary on our behalf in respect of the said property.
29. To Swear Affidavit on our behalf before the executive magistrate, Judicial Magistrate and/or notary public.
30. To sign deed of indemnity on our behalf relating to land particularly described in the First Schedule hereunder written.
31. 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 our behalf.
32. 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.

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33. 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 **SCHEUDLE-A** hereto which our 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.
34. 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.

GENERLLY 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 our behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as we could do if we would personally present.

AND we 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 our and I undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us 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 as per Regd. Deed measuring 8¼ decimal more or less but as per site physically the said land measuring 03K-07Ch-27 Sqft more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S. No. 8, Touzi No. 271, C.S. Kh. No. 221, R.S. Kh. No. 187, C.S. Dag No. 236, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, 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 : 3048 mm wide Road
ON THE SOUTH : Land of Mira Rani Saha
ON THE WEST : 3658 mm wide Road
ON THE EAST : 3048 mm wide Road

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:THE SCHEDULE-B ABOVE REFERRED TO :

DEVELOPER'S ALLOCATION (Share 52%)

Promoter's/Builder's/Developer's allocation shall include the entire remaining portion except owners' allocation i.e. Flat No. A at Ground Floor, Flat No. 1A at First Floor, Flat No.2A at Second Floor (as per proposed attached plan) and one covered parking being No 2. of the said new building together with proportionate share in the bastu land particularly described in Schedule-A above under Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the **16th day of December 2022.**

SIGNED, SEALED AND DELIVERED by

In Presence of: -

WITNESSES

1. Sucehash Dutta
Jaskarpur Narpel
Kolkata, Kol-153

2. Dipten Bhowmick
Alipore police court
Kol-27

1. Provati Saha
2. Debasish Saha.
3. Sola Dey

(SIGNATURE OF OWNERS)

SINDHUJA ASSOCIATE
Partner

SINDHUJA ASSOCIATE
Toful Kumar Ghosh
Partner

(SIG. OF PROMOTER/BUILDER/DEVELOPER)

Drafted by:-
Amitabha Roy
(Advocate)
Alipore Police ct
Kol-27 WB/234/1984

Typed By:- Subimal Dutta
Subimal Dutta
Alipore Police Court
Kolkata-27

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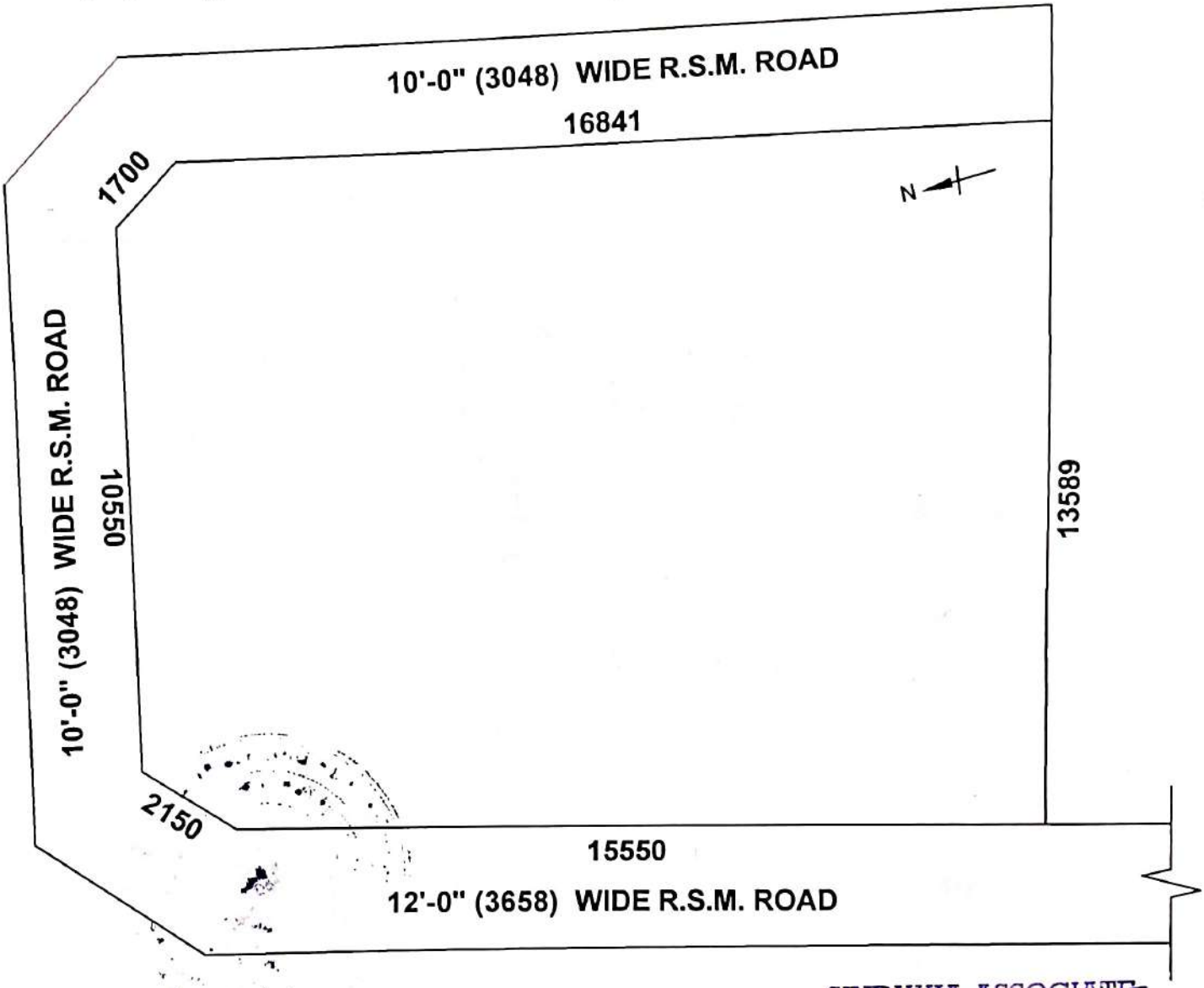
Bastu land as per Regd. Deed measuring 8¼ decimal more or less but as per site physically the said land measuring 03K-07Ch-27 Sqft more or less under Mouza Tentulberia, Pargana Medenmollah, J.L. No. 44, R.S.No. 8, Touzi No. 271, C.S. Kh.No. 236, R.S. Kh. No. 187, C.S. Dag No. 221, R.S. Dag No. 71 presently L.R. Dag No. 76, and L.R. Kh. No. 2296, Rajpur Sonarpur Municipality Holding No. 966, Srinagar, P.S. Sonarpur now Narendrapur, P.O. Panchasayar, being Assessee No. 1104302063951, Kolkata-700094.



Provati Saha
Debasish Saha.

SINDHUJA ASSOCIATE
Partner

SINDHUJA ASSOCIATE
Partner

SIG. OF OWNERS

SIG. OF DEVELOPER

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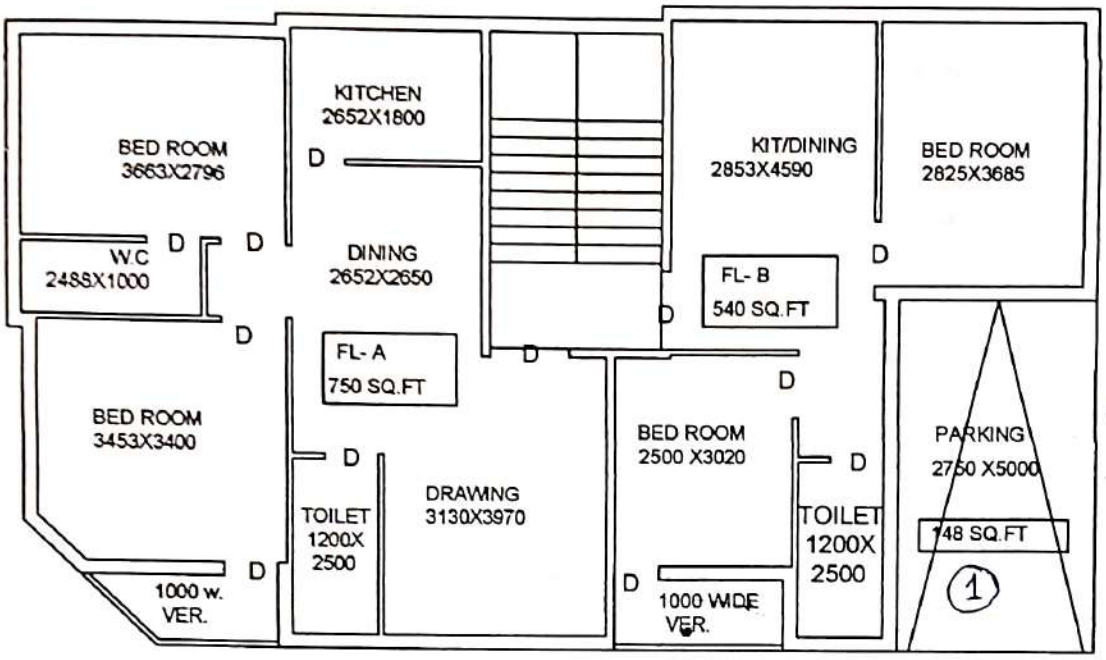
PROPOSED PLAN SUBJECT TO SANCTION AT HOLDING NO. 966, SRINAGAR, P.S. SONARPUR NOW NARENDRAPUR,. P.O. PANCHASAYAR, KOLKATA-700094 (SUBJECT TO SANCTION)

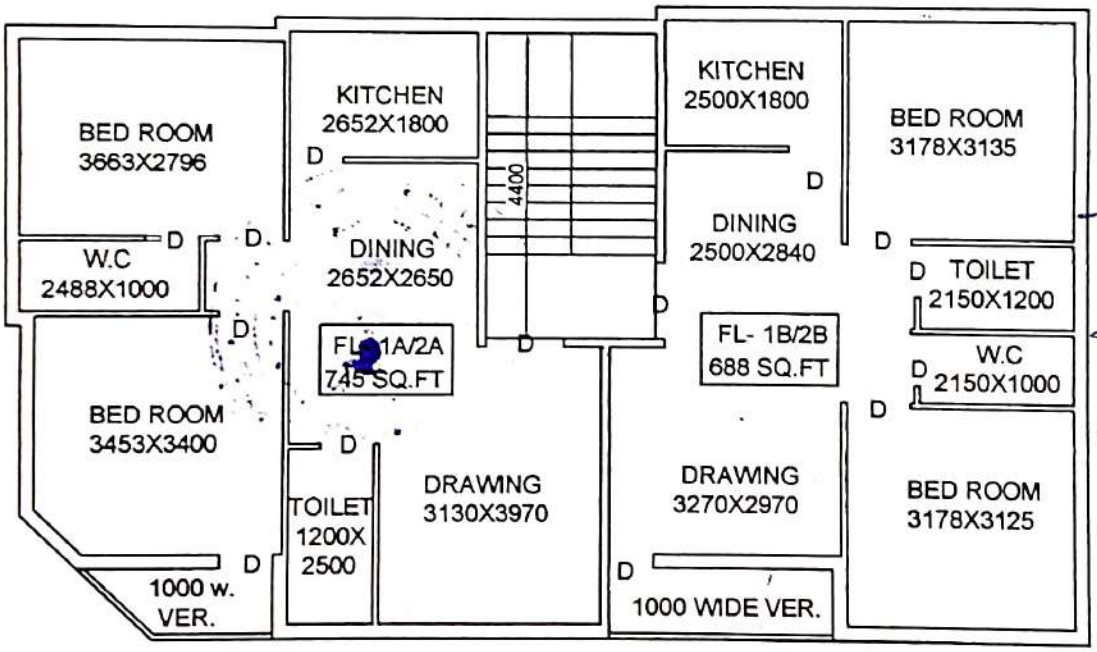
N



GR. FLOOR PLAN (PROPOSED)

Provati Saha
Debasish Saha.
Sabir Dey

SIG. OF OWNERS



SINDHUJA ASSOCIATE
Partner
SINDHUJA ASSOCIATE
Partner

SIG. OF DEVELOPER

1ST.& 2ND. FL. PLAN
EACH FL. AREA = 1433 SQ.FT.

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-:PHOTO SHEET:-

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

Name : **SMT PROVATI SAHA**

Signature.....Provati Saha

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

Name : **SRI DEBASISH SAHA**

Signature.....Debasish Saha.

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

Name : **SMT. DOLA DEY**

Signature.....Dola Dey.....

Sub-Registrar IV
Alipur, Kol-27

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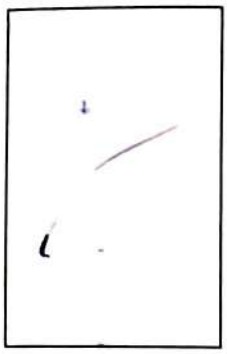
-:PHOTO SHEET:-



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

Name : **SRI TAPASH KUMAR GHOSH**

Signature.....

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

Name : **SRI ~~TOTUL~~ KUMAR GHOSH** Tapash

Signature.....

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

Name : TOTUL KUMAR GHOSH

Signature.....

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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	**8003552507/2022**	**Office where deed will be registered**
Query Date	**16/12/2022 12:56:08 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR NARKEL BAGAN,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Others	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value		Market Value
Rs. 1/-		Rs. 46,85,626/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160414800/2022	

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-76	LR-2296	Bastu	Bastu	3 Katha 7 Chatak 24 Sq Ft	1/-	46,85,626/-	Width of Approach Road: 13 Ft., , Project Name :
	Grand Total :				**5.7269Dec**	**1 /-**	**46,85,626 /-**	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt PROBATI SAHA Wife of Late SUBASH CHANDRA SAHANEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARUA, 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.:: GPxxxxxx8Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	Shri DEBASISH SAHA Son of Late SUBASH CHANDRA SAHANEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx1K,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt DOLA DEY Wife of Shri NEELADRI SEKHAR DEYA/123, NEAR LAYALKA PUKUR BAGHAJATIN, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:-700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SINDHUJA ASSOCIATE 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:-700075 , PAN No.:: AExxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri TAPASH KUMAR GHOSH Son of Shri ANIL CHANDRA GHOSH2081, CHAK GARIA, 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.:: AGxxxxxx8M,Aadhaar No Not Provided	SINDHUJA ASSOCIATE (as PARTNER)
2	Shri TOTUL KUMAR GHOSH Son of Shri AJIT KUMAR GHOSH1261, 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.:: BExxxxxx2D,Aadhaar No Not Provided	SINDHUJA ASSOCIATE (as PARTNER)

Identifier Details :

Name & address
Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKEL BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt PROBATI SAHA, Shri DEBASISH SAHA, Smt DOLA DEY, Shri TAPASH KUMAR GHOSH, Shri TOTUL KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PROBATI SAHA	SINDHUJA ASSOCIATE-1.90896 Dec
2	Shri DEBASISH SAHA	SINDHUJA ASSOCIATE-1.90896 Dec
3	Smt DOLA DEY	SINDHUJA ASSOCIATE-1.90896 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 030, Holding No:966 Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 76, LR Khatian No:- 2296	Owner:পুলক চন্দ্র সাহা, Gurdian:স্বর্গীয় চন্দ্র সাহা, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-01-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 15-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

Query No: 8003552507 of 2022, Printed On : Dec 16 2022 1:05PM, Generated from Registration office

आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

PROVATI SAHA

BALLAV CHANDRA SAHA

09/10/1954

Permanent Account Number

GPCPS4348Q

Provati Saha

Signature

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63116/00465

To: Provati Saha
W/O Suvash Chandra Saha
Near Garia Station
Balia More
Kolkata
South Twenty Four Parganas
West Bengal - 700084
Mobile :

Date: 06/12/2011

Ref. No : 00001570-00161661-00184709-Garia

UB 07357551 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

9183 3376 4956

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Provati Saha
Year of Birth : 1954
Female

9183 3376 4956

आधार – आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

सत्यमेव जयते

DEBASISH SAHA

SUBHASH SAHA

22/08/1983

Permanent Account Number

EAUPS0411K

Debasish Saha

Signature

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63116/00466

Date: 07/12/2011

To : Debasish Saha
S/O Suvash Chandra Saha
Near Garia Station
Balia More
Kolkata
South Twenty Four Parganas
West Bengal - 700084
Mobile :

Ref. No : 00006384-00167500-00191366-Garia

UB 07508804 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

7028 7704 1721

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Debasish Saha
Year of Birth : 1983
Male

7028 7704 1721

आधार – आम आदमी का अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

DOLA DEY

SUBHAS CHANDRA SAHA

13/03/1977

Permanent Account Number

ARCPD1078J

Signature

07032009

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63116/00072

To : Dola Dey
W/O Neeladri Sekhar Dey
A/123
Near Layalka Pukur
Baghajatin,
Regent Estate S.O
Kolkata
West Bengal - 700092
Mobile 9874566366

Date: 16/11/2011

Ref. No : 00005587-00160053-00182716-

UB 07310609 5 IN

आपका आधार क्रमांक / Your Aadhaar No. :

5017 5114 0616

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Dola Dey
Year of Birth : 1977
Female

5017 5114 0616

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEVFS8925B

नाम / Name
SINDHUJA ASSOCIATE

12112022

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/08/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPASH KUMAR GHOSH

ANIL CHANDRA GHOSH

30/05/1969

Permanent Account Number

AGFPG5842M

Signature

भारत सरकार
GOVERNMENT OF INDIA

Tapash Kumar
Ghosh
DOB: 30/05/1969
Male / MALE

8528 2831 1644

Aadhaar-Aam Admi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

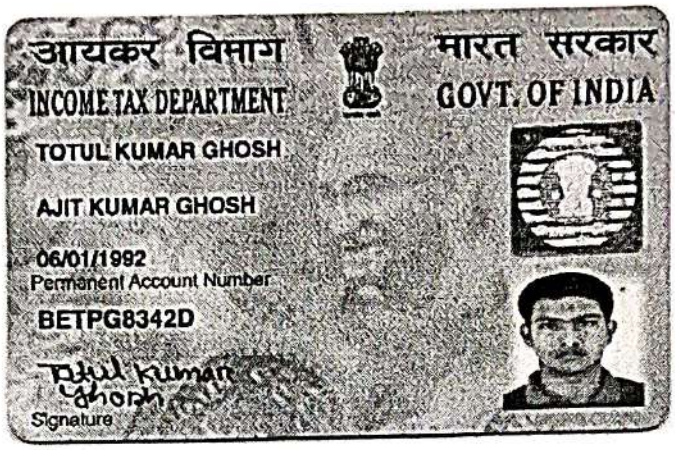
Address
S/O Anil Chandra Ghosh, 2081, CHAK GARIA, E-14 SAMMILANI PARK, P.S-SURVEY PARK, Santoshpur S.O, Kolkata, West Bengal - 700075

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TOTUL KUMAR GHOSH

AJIT KUMAR GHOSH

06/01/1992

Permanent Account Number

BETPG8342D

Signature

ভাৰত চৰকাৰ
Government of India

টুটুল কুমার ঘোষ
Totul Kumar Ghosh
জন্মতারিখ/DOB: 06/01/1992
পুরুষ/ MALE

Download Date: 16/12/2020

Issue Date: 09/08/2016

8306 6519 7607

VID : 9135 2387 4948 7288

আমার আধার, আমার পরিচয়

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

ঠিকানা:
এস/ও: অজিত কুমার ঘোষ, 2081 চক গড়িয়া, ই-14
সম্মিলনী পার্ক, সন্তোষপুর, কোলকাতা,
পশ্চিম বঙ্গ - 700075

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

8306 6519 7607

VID : 9135 2387 4948 7288

1947 | help@uidai.gov.in | www.uidai.gov.in

Major Information of the Deed

Deed No :	**I-1604-14841/2022**	**Date of Registration**	**16/12/2022**
Query No / Year	**1604-8003552507/2022**	**Office where deed is registered**	
Query Date	**16/12/2022 12:56:08 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR NARKEL BAGAN,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 46,85,626/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160414800/2022 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: 030, Holding No:966 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-76	LR-2296	Bastu	Bastu	3 Katha 7 Chatak 24 Sq Ft	1/-	46,85,626/-	Width of Approach Road: 13 Ft., , Project Name :
	Grand Total :				**5.7269Dec**	**1 /-**	**46,85,626 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt PROBATI SAHA Wife of Late SUBASH CHANDRA SAHA Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	Provati Saha 16/12/2022
	NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARUA, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GPxxxxxx8Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri DEBASISH SAHA Son of Late SUBASH CHANDRA SAHA Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	Debasish Saha 16/12/2022
	NEAR GARIA STATION ROAD, BALIA MORE, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx1K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt DOLA DEY Wife of Shri NEELADRI SEKHAR DEY Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office	 16/12/2022	 LTI 16/12/2022	Dola Dey 16/12/2022
	A/123, NEAR LAYALKA PUKUR BAGHAJATIN, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SINDHUJA ASSOCIATE** 1261, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AExxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri TAPASH KUMAR GHOSH (Presentant) Son of Shri ANIL CHANDRA GHOSH Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office			
		Dec 16 2022 3:24PM	LTI 16/12/2022	16/12/2022
	2081, CHAK GARIA, 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.:: AGxxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : SINDHUJA ASSOCIATE (as PARTNER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri TOTUL KUMAR GHOSH Son of Shri AJIT KUMAR GHOSH Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office			
		Dec 16 2022 3:25PM	LTI 16/12/2022	16/12/2022
	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.:: BExxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : SINDHUJA ASSOCIATE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKEL BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153			
	16/12/2022	16/12/2022	16/12/2022

Identifier Of Smt PROBATI SAHA, Shri DEBASISH SAHA, Smt DOLA DEY, Shri TAPASH KUMAR GHOSH, Shri PROTUL KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PROBATI SAHA	SINDHUJA ASSOCIATE-1.90896 Dec
2	Shri DEBASISH SAHA	SINDHUJA ASSOCIATE-1.90896 Dec
3	Smt DOLA DEY	SINDHUJA ASSOCIATE-1.90896 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbodia, , Ward No: 030, Holding No:966 Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 76, LR Khatian No:- 2296	Owner:সুভাষ চন্দ্র সাহা, Gurdian:সহদেব চন্দ্র সাহা, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Owner Name not selected by applicant.

On 16-12-2022

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 : 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 14:13 hrs on 16-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri TAPASH KUMAR GHOSH ,.

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 46,85,626/-

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

Execution is admitted on 16/12/2022 by 1. Smt PROBATI SAHA, Wife of Late SUBASH CHANDRA SAHA, NEAR GARIA STATION ROAD, BALIA MORE, P.O: GARUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Shri DEBASISH SAHA, Son of Late SUBASH CHANDRA SAHA, NEAR GARIA STATION ROAD, BALIA MORE, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Smt DOLA DEY, Wife of Shri NEELADRI SEKHAR DEY, A/123, NEAR LAYALKA PUKUR BAGHAJATIN, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKEL BAGAN, P.O: LASKARPUR, 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 16-12-2022 by Shri TAPASH KUMAR GHOSH, PARTNER, SINDHUJA ASSOCIATE, 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: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

Execution is admitted on 16-12-2022 by Shri TOTUL KUMAR GHOSH, PARTNER, SINDHUJA ASSOCIATE, 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: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 27780, Amount: Rs.100.00/-, Date of Purchase: 17/11/2022, Vendor name: T K PURAKAYASTHA

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 439645 to 439665

being No 160414841 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.12.20 13:49:00 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/12/20 01:49:00 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)