

27 7021

T-7021/2022

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
RS.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 509506

Handwritten notes: 25/5/22, 12/8/22, 8.12.22, and a signature.

certified that the document is admitted to registration. The Signature sheet and the document are returned with this certificate. 40th District Court, Kolkata, West Bengal.

15 AUG 2022

--- : DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT : ---

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. SACHIRANI SAHA, PAN-CSFPS4637C, Wife of Late Nani Gopal Saha, (2) SRI PRADIP KUMAR SAHA, PAN - BKAPS0476B, (3) SRI DEB KUMAR SAHA, PAN - BFEPS3015P, (4) SRI DILIP KUMAR SAHA, PAN

S.L. No. 2103 Date 08/08/2022
Name Sachinram Saha
Address Dhamitala School Road
Value SDT PS. Sonarpur
Kot-157

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150



শ্রীমতি সচিত্রা দেবী সর্মা



3092
12/08/2022

শ্রীমতি সচিত্রা দেবী সর্মা



Deb Kumar Saha

3095
12/08/2022



Dilip Kumar Saha

3093
12/08/2022



Parothen Saha

@/o - Pradip Kumar Saha,
Dhamitala School Road,
Kot - 700151
Business.


Handwritten signature
Dist. Sub Registrar
Sonarpur
South 24 Parganas


12 AUG 2022


- AQZPS9364C, all sons of Late Nani Gopal Saha, all by faith - Hindu, by occupation - Housewife and Business, Residing at - Dhamaitala School Road, P.O. - Dakshin Jagaddal, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700151, hereinafter called and referred to as the "LAND OWNER", DO HEREBY SEND GREETINGS :-


That we are the owners of ALL THAT piece and parcel of Bastu land measuring 23 Cottahs 10 Chittaks 8 Sq. Ft. of Bastu Land out of which 9 Cottahs 2 Chittaks 37 Sq. Ft. out of 16 decimals land in R.S. Dag No. 440, L.R. Dag No. 453, under L.R. Khatian No. 224/1 and 6 Cottahs 13 Chittaks 39 Sq. Ft. land out of 12 Decimals land in R.S. Dag No. 441, L.R. Dag No. 490, under R.S. Khatian No. 199, L.R. Khatian Nos. 1158, 1159, 1156, 1157 and rest 6 Cottahs 10 Chittaks 25 Sq. Ft. land out of 11 Decimals land in R.S. Dag No. 442, L.R. Dag No. 489, under L.R. Khatian Nos. 1158, 1159, 1156, 1157, all at Mouza - Dhamaitala, J. L. No. 75, Pargana - Magura, within the limits of Rajpur - Sonarpur Municipality, Ward No. 25, Holding No. 529, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas, morefully and particularly described in the schedule below.

That we are the owners of aforesaid property and has entered into a Development Agreement on 12-08-2022, which was registered at Sonarpur Registry Office, being Deed No. 6881 for construction of a multistoried building on my said land on such terms and condition

 3097
12/08/2022
- Rabi Sankar Debnath


 3094
12/08/2022
- Budy Kumar Saha

 3100
12/08/2022
- Debabrat Namdy

 3098
12/08/2022
- Buntada



 3096
12/08/2022
Chanchal Das.


Dist. Sub-Registrar
Sonarpur
South 24 Parganas

 3101
12/08/2022
Prasanta Saha.

12 AUG-2022

 3099
12/08/2022
sonali Majumder

contained therein with "MAA TARA ASSOCIATES", PAN - ABUFM1799B, represented by its Partners namely (1) SRI RABI SHANKAR DEBNATH, PAN - AGHPD7051P, Son of Late Sukhomoy Debnath, by faith - Hindu, by occupation - Business, Residing at - Chowhati Surya Sen Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (2) SRI PRASENJIT SAHA, PAN - BRNPS8613L, Son of Sri Prabir Saha, by faith - Hindu, by occupation - Business, Residing at - Chowhat Battala Bazar, P.O. - Chowhati, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149, (3) SRI DEBABRATA NANDY, PAN - ALJPN6324Q, Son of Niranjan Nandy, by faith - Hindu, by occupation - Business, Residing at - Chowhati Surya Sen Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (4) SRI CHANCHAL DAS, PAN - AJEPD8886G, Son of Late Gouranga Das, by faith - Hindu, by occupation - Business, Residing at - Chowhati Deshopriya Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (5) SRI BUNTY DAS, PAN - AUDPD9257B, Son of Bablu Das, by faith - Hindu, by occupation - Business, Residing at - Vill & P.O. - Nathpara, Chowhati, B - Block, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149, (6) SMT. SONALI MAJUMDER, PAN - CIKPM1092C, Wife of Ashim Majumder, by faith - Hindu, by occupation - Business, Residing at - Chowhati Deshopriya Block, P.O. - Chowhati, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149.

That we are the owners of the aforesaid property with view to construct multistoried on the said property do hereby constitute, nominate and appoint the said "MAA TARA ASSOCIATES", PAN - ABUFM1799B, represented by its Partners namely (1) SRI RABI SHANKAR DEBNATH, PAN - AGHPD7051P, Son of Late Sukhomoy Debnath, by faith - Hindu, by occupation - Business, Residing at - Chowhati Surya Sen Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (2) SRI PRASENJIT SAHA, PAN - BRNPS8613L, Son of Sri Prabir Saha, by faith - Hindu, by occupation - Business, Residing at - Chowhat Battala Bazar, P.O. - Chowhati, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149, (3) SRI DEBABRATA NANDY, PAN - ALJPN6324Q, Son of Niranjan Nandy, by faith - Hindu, by occupation - Business, Residing at - Chowhati Surya Sen Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (4) SRI CHANCHAL DAS, PAN - AJEPD8886G, Son of Late Gouranga Das, by faith - Hindu, by occupation - Business, Residing at - Chowhati Deshopriya Block, P.O. - Chowhati, P.S. - Sonarpur, District South 24 Parganas, Kolkata - 700149, (5) SRI BUNTY DAS, PAN - AUDPD9257B, Son of Bablu Das, by faith - Hindu, by occupation - Business, Residing at - Vill & P.O. - Nathpara, Chowhati, B - Block, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149, (6) SMT. SONALI MAJUMDER, PAN - CIKPM1092C, Wife of Ashim Majumder, by faith - Hindu, by occupation - Business, Residing at - Chowhati Deshopriya Block, P.O. - Chowhati,

P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700149, to be our true and lawful attorney to do or cause to be done any or all of the following acts, deeds and things in my names and on my behalf as follows : -

- 1) To enter into the said land for taking measurement of the land for preparation of necessary building plan for construction of the proposed multistoried building/buildings and to sign the proposed building plan/plans, applications, undertakings, declarations and other papers in connection herewith and to submit the same to the Rajpur - Sonarpur Municipality and to obtain the said building plan/plans sanctioned and also to obtain permission from all other authorities required for the same.
- 2) To make sign and verify all building plans, applications or to file the same to appropriate authority, Rajpur - Sonarpur Municipality for sanction and all other process etc. required by law and to follow up the matters in the office of the respective office/offices and to collect the sanctioned building plan and or final document from the said office/offices on our behalf.
- 3) To apply for mutation of the said property in the office of the B.L. & L.R.O and in the office of the Rajpur - Sonarpur Municipality and any other appropriate authorities concern on our behalf.

- 4) To construct the proposed building from its financial sources on the Schedule building plan to be sanctioned by the Rajpur - Sonarpur Municipality.
- 5) To apply for and to obtain permission for steel, cement bricks and other building materials to be required for construction of the said proposed new building.
- 6) To enter into the said land and make construction of the proposed building by appointing Engineer/Architect/Supervisor/Contractor/carpenter/plumber/electrician etc.
- 7) To procure all raw materials for such construction and store the same on the said holding/premises.
- 8) To apply for and obtain electric connection, water, sewerage, drainage, telephone connection and for other such facilities that the Developer may think fit and generally required for such building from the appropriate authority.
- 9) The Developer shall be entitled to appoint marketing agent and to prepare brochure, advertisement inviting purchasers for purchasing the flat/flats/shop/car parking space/spaces in the building to be constructed in the said premises/holding.

- 10) To put and or affix sign board on the premises/holding displaying the particulars of the building and to publish notification and publication in the daily news paper.
- 11) To invite offers and make publicity by way of advertisement or otherwise and to promote for selling of the flat/flats/shop/car parking space/car parking spaces etc. and to select prospective purchaser/purchasers either individual or groups (for Developer's allocation only).
- 12) To apply and to make any correspondance for new Electric Connection before the WBSEDCL/CESC and to get electric connection in the said new building/buildings and in every flat/flats and separate electric meter for each flat/flats/shop etc.
- 13) To appear and sign all papers before the competent authority, the Rajpur - Sonarpur Municipality, the public works department and other Govt. office or Authority body or other authorities and to do all things necessary for better utilisation of our said property.
- 14) To Amalgamate the adjacent property or neighbouring property for the interest of the building and for better utilisation of our said property.
- 15) To appear and represent the owner before the Rajpur - Sonarpur Municipality or before any other authority.

- 16) To apply for obtaining permission of the competent Authority under provision of the Urban land (Ceiling & Regulation) Act, 1976 for better utilisation of the property and to appear before the competent authority.
- 17) To apply to concerned authorities including all the departments of Rajpur - Sonarpur Municipality such as building, Water, Sanitary, Drainage, Conservancy, Executive Engineer, Health, Assessment, Collection and to obtain various permission and all connection for electricity, Gas, Water, Sewerage and any other utilities.
- 18) To warn off, prohibit, and if necessary proceed against in due forms of law against all trespassers on the said land/premises or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their departments and to represent the owner before the appropriate Court or Law, if required for the said Premises/holding and to abate nuisances as may be necessary to protect the said property.
- 19) To negotiate in terms with the prospective buyers and to enter into Agreement for Sale for the Developer's allocation and any portion if adjusted.
- 20) To receive earnest money, booking money and to receive consideration in part or full for sale of any portion and/or portions of the building.

- 21) To sign and or execute any agreement for sale, sale deed or deed of conveyance/conveyances and to submit the same before the registering authority and to do all acts, deeds and things which our said attorneys shall consider necessary for conveying any portion and/or portions of the building.
- 22) To sign and or execute and register any Agreement for sale, sale deed or deed of conveyance/conveyances on my behalf from Developer allocation and to submit the same before the Registering Authority for registration of the sale deed and to admit their respective execution thereof and acknowledge receipts of the total consideration money thereof and appropriate the same to submit the conveyance deeds before the A.D.S.R. Garia, District Registrar Alipore, Registrar of Assurance Kolkata or any other Registrar having authority for and to have the said Deed or Deed of Conveyance/Conveyances registered and to do all acts deeds and things which the said attorneys shall consider necessary for conveying any portion/ or portions of the property.
- 23) To put the intending purchaser and /or purchasers in possession of any part or portions of the said premises/holding.
- 24) To appoint Advocate and other legal agents, and to sign, declares and/or affirm any vakalatnamas, plaints, writs, written, statements, petitions, consents, including application, affidavits, undertakings,

declaration, vakalatnamas, memorandum or Appeal or any other documents or papers any may be required from time to time and to defend and prosecute any legal action or proceedings including filling of writ application, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be.

AND GENERALLY to do all such acts, deeds and things in the name of the owners as we could have done lawfully and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the attorneys under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said property by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the owner.

- - : THE SCHEDULE ABOVE REFERRED TO : - -

ALL THAT piece and parcel of Bastu land measuring 23 Cottahs 10 Chittaks 8 Sq. Ft. of Bastu Land out of which 9 Cottahs 2 Chittaks 37 Sq. Ft. out of 16 decimals land in R.S. Dag No. 440, L.R. Dag No. 453, under L.R. Khatian No. 224/1 and 6 Cottahs 13 Chittaks 39 Sq. Ft. land out of 12 Decimals land in R.S. Dag No. 441, L.R. Dag No. 490, under R.S. Khatian No. 199, L.R. Khatian Nos. 1158, 1159, 1156, 1157 and rest 6 Cottahs 10 Chittaks 25 Sq. Ft. land out of 11 Decimals land in R.S. Dag No. 442, L.R. Dag No. 489, under L.R. Khatian Nos. 1158, 1159, 1156, 1157, all at Mouza - Dhamaitala, J. L. No. 75, Pargana - Magura, within

PHOTO

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

Left Hand



2

Right hand



শ্রী মতি সচি সর্বা সাহা

শ্রী মতি সচি সাহা

Name: Signature:

PHOTO

Thumb

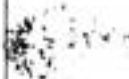
1st Finger

Middle Finger

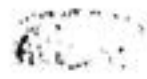
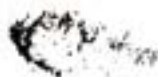
Ring Finger

Small Finger

Left Hand



Right hand



Name: Pradip Kumar Saha Signature: Pradip Kumar Saha

PHOTO

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger

Left Hand



Right hand



Name: Deb Kumar Saha Signature: Deb Kumar Saha

PHOTO

Thumb

1st Finger

Middle Finger

Ring Finger

Small Finger










Left Hand











Right hand






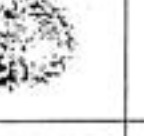



Name: Dilip Kumar Saha Signature: Dilip Kumar Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					










Name Rabi Sankar Debnath Signature Rabi Sankar Debnath

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name Prasenjit Saha Signature Prasenjit Saha

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					












Name Debabrata Nayak Signature Debabrata Nayak

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name CHANCHAL DAS Signature Chanchal Das

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Bunty Das Signature Bunty Das

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Sonali Majumder Signature Sonali Majumder

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					

Name Signature

PHOTO		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right hand					





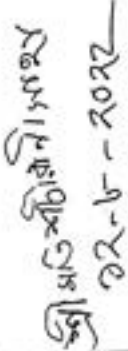


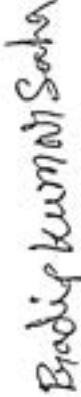
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16088002454627/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sachirani Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		 3092	 ১২-৬-২০২২
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Pradip Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		 3094	 12-8-2022



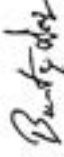


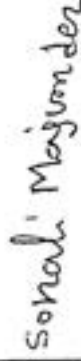


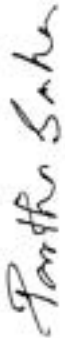
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Deb Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		 3095	<i>Deb Kumar Saha</i> 12/08/22
4	Mr Dilip Kumar Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Principal		 3093	<i>Dilip Kumar Saha</i> 12.8.22
5	Mr Rabi Sankar Debnath Chowhati Surya Sen Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Attorney [MAA TARA ASSOCIA TES]		 3097	<i>Rabi Sankar Debnath</i> 12-8-22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Prasenjit Saha Chowhati Battala Bazar, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Attorney [MAA TARA ASSOCIA TES]		3101 	Prasenjit-Saha 12/08/22
7	Mr Debabrata Nandy Chowhati Surya Sen, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Attorney [MAA TARA ASSOCIA TES]		 3100	Debabrata Nandy 12/08/2022
8	Mr Chanchal Das Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Represent ative of Attorney [MAA TARA ASSOCIA TES]		 3096	Chanchal Das 12/08/2022.

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Buntly Das Nath Para Chowhati B Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Representative of Attorney [MAA TARA ASSOCIATES]		 3098	 12/03/2022
10	Mrs Sonali Majumder Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Representative of Attorney [MAA TARA ASSOCIATES]		 3099	 12.8.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Partha Saha Son of Mr Pradip Kumar Saha Dhamaitala School Road, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Mrs Sachirani Saha, Mr Pradip Kumar Saha, Mr Deb Kumar Saha, Mr Dilip Kumar Saha, Mr Rabi Sankar Debnath, Mr Prasenjit Saha, Mr Debabrata Nandy, Mr Chanchal Das, Mr Buntly Das, Mrs Sonali Majumder		 3102	 12.2.2022

(Arindam Chakraborty)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SONARPUR

South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1608-07021/2022		
Query No / Year	1608-8002454627/2022	Date of Registration	16/08/2022
Query Date	12/08/2022 2:35:24 PM	Office where deed is registered	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Deed Writer		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs 3/-	Market Value	Rs. 3,16,21,912/-
Stampduty Paid(SD)	Rs. 50/- (Article:48(g))	Registration Fee Paid	Rs. 7/- (Article:E)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160806881/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Dhamaitala, Pin Code : 700151

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-453	LR-224/1	Bastu	Shali	16 Dec	1/-	1,29,73,092/-	Width of Approach Road: 50 Ft., , Project Name :
L2	LR-490	LR-1158	Bastu	Shali	12 Dec	1/-	97,29,819/-	Width of Approach Road: 50 Ft., , Project Name :
L3	LR-489	LR-1159	Bastu	Shali	11 Dec	1/-	89,19,001/-	Width of Approach Road: 50 Ft., , Project Name :
TOTAL :					39Dec	3 /-	316,21,912 /-	
Grand Total :					39Dec	3 /-	316,21,912 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Sachirani Saha (Presentant) Wife of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CSxxxxxx7C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence</p>

Mr Pradip Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence

3 Mr Deb Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence

4 Mr Dilip Kumar Saha

Son of Late Nani Gopal Saha Dhamaitala School Road, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022
 . Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ASSOCIATES 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rabi Sankar Debnath Son of Late Sukhomoy Debnath Chowhati Surya Sen Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1P,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
2	Mr Prasenjit Saha Son of Mr Prabir Saha Chowhati Battala Bazar, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx3L,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
3	Mr Debabrata Nandy Son of Niranjnan Nandy Chowhati Surya Sen, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)

4	Mr Chanchal Das Son of Late Gouranga Das Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
5	Mr Bunty Das Son of Bablu Das Nath Para Chowhati B Block, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx7B,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)
6	Mrs Sonali Majumder Wife of Mr Ashim Majumder Chowhati Deshopriya Block, City:- Not Specified, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Clxxxxxx2C,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ASSOCIATES (as partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Saha Son of Mr Pradip Kumar Saha Dhamaitala School Road, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151			
Identifier Of Mrs Sachirani Saha, Mr Pradip Kumar Saha, Mr Deb Kumar Saha, Mr Dilip Kumar Saha, Mr Rabi Sankar Debnath, Mr Prasenjit Saha, Mr Debabrata Nandy, Mr Chanchal Das, Mr Bunty Das, Mrs Sonali Majumder			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sachirani Saha	MAA TARA ASSOCIATES-4 Dec
2	Mr Pradip Kumar Saha	MAA TARA ASSOCIATES-4 Dec
3	Mr Deb Kumar Saha	MAA TARA ASSOCIATES-4 Dec
4	Mr Dilip Kumar Saha	MAA TARA ASSOCIATES-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sachirani Saha	MAA TARA ASSOCIATES-3 Dec
2	Mr Pradip Kumar Saha	MAA TARA ASSOCIATES-3 Dec
3	Mr Deb Kumar Saha	MAA TARA ASSOCIATES-3 Dec
4	Mr Dilip Kumar Saha	MAA TARA ASSOCIATES-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Sachirani Saha	MAA TARA ASSOCIATES-2.75 Dec
2	Mr Pradip Kumar Saha	MAA TARA ASSOCIATES-2.75 Dec
3	Mr Deb Kumar Saha	MAA TARA ASSOCIATES-2.75 Dec
4	Mr Dilip Kumar Saha	MAA TARA ASSOCIATES-2.75 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Dhamaitala, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 453, LR Khatian No:- 224/1	Owner:শ্রীমতী মায়, Gurdian:শ্রীমতী মায়, Address:বিলু, Classification:খসি, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 490, LR Khatian No:- 1158	Owner:শ্রীমতী মায়, Gurdian:শ্রীমতী মায়, Address:বিলু, Classification:খসি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 489, LR Khatian No:- 1159	Owner:শ্রীমতী মায়, Gurdian:শ্রীমতী মায়, Address:বিলু, Classification:খসি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160807021 / 2022

On 12-08-2022

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 20:00 hrs on 12-08-2022, at the Private residence by Mrs Sachirani Saha, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,16,21,912/-

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

Execution is admitted on 12/08/2022 by 1. Mrs Sachirani Saha, Wife of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 2. Mr Pradip Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 3. Mr Deb Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business, 4. Mr Dilip Kumar Saha, Son of Late Nani Gopal Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

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

Execution is admitted on 12-08-2022 by Mr Bunty Das, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 12-08-2022 by Mrs Sonali Majumder, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 12-08-2022 by Mr Rabi Sankar Debnath, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 12-08-2022 by Mr Prasenjit Saha, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 12-08-2022 by Mr Debabrata Nandy, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Partha Saha, . . Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Business

Execution is admitted on 12-08-2022 by Mr Chanchal Das, partners, MAA TARA ASSOCIATES, 529 School Road Dhamaitala, City:- Not Specified, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

certified by Mr Partha Saha, , Son of Mr Pradip Kumar Saha, Dhamaitala School Road, P.O: Dakshin Jagaddal,
sona: Sonarpur. . South 24-Parganas, WEST BENGAL, India, PIN - 700151. by caste Hindu, by profession Business

AZ

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 16-08-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2103, Amount: Rs.50/-, Date of Purchase: 08/08/2022, Vendor name: Sabyasachi
Deb

AZ

Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2022, Page from 157042 to 157068
being No 160807021 for the year 2022.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2022.08.16 18:14:15 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/08/16 06:14:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)

the limits of Rajpur - Sonarpur Municipality, Ward No. 25, Holding No. 529, P.S. & A.D.S.R.O. Sonarpur, District - South 24 Parganas.

Butted and bounded by :-

- ON THE NORTH : Dag No. 439.
ON THE SOUTH : Dag No. 466.
ON THE EAST : E. M. Bypass.
ON THE WEST : Common Passage.

IN WITNESS WHEREOF we, the Executors herein sign this Power of Attorney, this the 12 th day of August, in the year of Two Thousand Twenty Two.

শ্রী শ্রী শ্রী শ্রী শ্রী শ্রী

WITNESSES :-

1. Pradip Kumar Saha
Deb Kumar Saha
Dillip Kumar Saha
Phanimitala Saha / Road
Kot - 700151

2.

SIGNATURE OF THE EXECUTANTS

MAA TARA ASSOCIATES MAA TARA ASSOCIATES MAA TARA ASSOCIATES
Rabi Sankar Debnath Prasenjit Saha Debabroto Mondal
Partner Partner Partner

MAA TARA ASSOCIATES MAA TARA ASSOCIATES MAA TARA ASSOCIATES
Chanchal Das Bandyopadhyay Sonali Mijumder
Partner Partner Partner

SIGNATURE OF THE ATTORNEY

Drafted By Me :-

Prabir Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.
No-27.

Typed By Me :-

Sonarpur Sub Registry Office.