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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

[Signature]
Sub-Registrar, North 24 Parganas

[Signature]
30/03/23
02:00 P.M.
8-8-845492/23

POWER OF ATTORNEY FOR DEVELOPMENT

30 MAR 2023

TO ALL TO WHOM THESE:

We, **1. SRI RAMKRISHNA SAHA (PAN: QDUPS2576G)**,
Son of Late Rabindra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

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[Signature]

Alokendu Bandyopadhyay

Advocate

SAI CONSTRUCTION

[Signature]
Haradhan Saha

Partner

0 MAR 2023

Sub-Registrar, North 24 Parganas

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2. SMT. NANDITA PAL (PAN: BJNPP3510K), Wife of Sri Samiran Pal, Daughter of Late Rathindra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 4A, Ramdhan Mukherjee Road, P.O. & P.S. Belghoria, Dist. North 24 Parganas, Kolkata-700056,

3. SRI NADIYA CHAND SAHA (PAN: FSEPS9562L), Son of Late Narendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

4. SMT. KRISHNA SAHA (PAN: JFWPS0022C), Wife of Late Rathindra Lal Saha, Daughter of Late Narendra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

5. SRI JAYANTA SAHA (PAN: GZOPS6605A), Son of Late Jatindra Mohan Saha, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

6. SMT. ADITI DUTTA (PAN: BOPPD1592A), Wife of Sri Haradhan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation: Housewife, Residing at: SKYLARK APARTMENT, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,


Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION
Haradhan Saha
Partner

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7. SRI SHYAMAL GHOSH (PAN: ADYPG1603Q), Son of Late Phani Bhusan Ghosh, by Nationality Indian, by Religion - Hindu, by Occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

8. SRI HARADHAN DUTTA (PAN: AJEPD2974R), Son of Late Tushar Kanti Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 10 No., Raja Road, SKY LARK APARTMENT, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

9. SMT. ILA GHOSH (PAN: AELPG8278D); Wife of Sri Shyamal Ghosh, by Nationality Indian, by Religion - Hindu, by Occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, do hereby jointly appoint, constitute and nominate "**SAI CONSTRUCTION**" a Partnership firm having it's present place of Business at Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, **PAN: AEUFS8549E** hereby represented by it's Partners namely:

(1) SRI HARADHAN DUTTA (PAN: AJEPD2974R), Son of Late Tushar Kanti Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 10 No., Raja Road, Sky Lark Apartment, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,


Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION
Haradhan Dutta
Partner

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(2) SRI DEBASISH GHOSH (PAN: AHBPG0837H), Son of Late Himangshu Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115

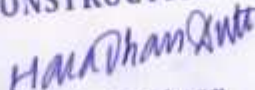
(3) SRI SHYAMAL GHOSH (PAN: ADYPG1603Q), Son of Late Phani Bhusan Ghosh, by Nationality Indian, by Religion - Hindu, by occupation - Business, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

SEND GREETINGS:-

WHEREAS Originally one Smt. Krishnapriyashee Saha (wife of Late Ramani Mohan Saha) in her life time had purchase a plot of land measuring more or less 13 Decimal which is in Bengali measurement more or less 7 Cottahs 14 chittaks in Dag No. 2755 under Khatian No. 816 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property in different Dags through a Registered Bengali Deed of Sale being no. 867 dated 09.06.1947 from her predecessor-in-title namely Hari Charan Srimani and the said Deed was executed & registered at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas.

AND WHEREAS the said Smt. Krishnapriyashee Saha while had been enjoying the same she had make a Gift infavour of her 6 (six) sons namely Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra


Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION

Partner

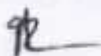
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Mohan Saha (all sons of Late Ramani Mohan Saha) in respect of her 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 alongwith some other landed property by executing a Bengali Deed of Gift being no. 3064 which was executed & registered on 05.06.1964 at the office of Sub Registrar at Barrackpore, Dist. 24 Parganas and the same was recorded in Book No. I, Volume No. 40 noted within the pages from 204 to 207, being No. 3064 for the year 1964.

AND WHEREAS the said Sri Rabindra Mohan Saha, Sri Narendra Mohan Saha, Sri Debendra Mohan Saha, Sri Horendra Kumar Saha, Sri Jatindra Mohan Saha, Sri Dijendra Mohan Saha (all sons of Late Ramani Mohan Saha) after obtaining the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156 they mutated their names in the assessment registrar of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 and have been possessing the peacefully, quietly & without interruption of others by paying the relevant rents & taxes regularly.

AND WHEREAS while had been enjoying the same the said Rabindra Mohan Saha died intestate on 07.05.1974 and his wife namely Pramila Saha also died on 29.12.1995



Alokendu Bandyopadhyay
Advocate

SAI CONSTRUCTION

Haran Mohan Saha
Partner

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leaving behind their two sons namely Sri Rathindra Mohan Saha and Sri Ramkrishna Saha as their legal heirs and successors in respect of his undivided share of the total landed property.

Subsequently the said Rathindra Mohan Saha died on 27.04.2021, leaving behind him his only daughter namely Nandita Pal as his surviving legal heirs.

Be it mentioned here that the wife of Rathindra Mohan Saha namely Anjali Saha was predeceased of her husband who died on 23.05.1999.

While had been enjoying the same the said Narendra Mohan Saha died on 24.11.1970 and his wife namely Dhakeswari Saha also died on 11.02.2007 leaving behind their three sons namely Sri Nirendra Mohan Saha, Sri Jagannath Saha, Sri Nadiya Chand Saha and two daughters namely Smt. Krishna Saha & Smt. Purabi Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Purabi Saha died on 02.05.2019 and her husband namely Utpal Saha also died on 12.06.2019 as issueless.

Subsequently the said Nirendra Mohan Saha died on 13.01.2022, leaving behind him his wife namely Smt. Manju Saha and two sons namely Sri Soumen Saha & Sri Sourav Saha as his surviving legal heirs.

While had been enjoying the same the said Debendra Mohan Saha died on 03.01.1990 and his wife namely Suniti Saha also died on 28.05.1988 leaving behind their two



Alokendu Bandyopadhyay

Advocate

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daughters namely Smt. Arati Saha & Smt. Bharati Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

And thereafter the said Bharati Saha died on 03.04.1999 and her husband namely Manoranjan Saha also died on 30.07.2001 leaving behind their only son namely Malay Kumar Saha who also died on 21.11.2018 leaving behind him his wife namely Lakshmi Saha and only son namely Mayukh Saha as his legal heirs.

Subsequently the said Arati Saha died on 03.03.2013 leaving behind her one son namely Binoy Saha and one daughter namely Rupa Saha as her lawful legal heirs. Be it mentioned here the husband of Arati Saha namely Bimal Kumar Saha was predeceased of her wife who died on 04.12.2010.

While had been enjoying the same the said Horendra Kumar Saha died on 20.09.2002 and his wife namely Monjira Saha also died on 26.10.2007 as issueless and his undivided share was devolved upon his legal heirs.

While had been enjoying the same the said Jatindra Mohan Saha died on 28.05.2001 and his wife namely Lekha Saha also died on 29.07.2015 leaving behind their only son namely Jayanta Saha as their legal heirs and successors in respect of their undivided share of the total landed property.

While had been enjoying the same the said Dijendra Mohan Saha died on 26.03.1997 as unmarried and his undivided share was devolved upon his legal heirs.



Alokendu Bandyopadhyay

Advocate

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AND WHEREAS Thus as per the provision of Hindu Succession Act, 1956 the said Ramkrishna Saha has got undivided 1/8th share of the total landed property in his part and Smt. Nandita Pal has got undivided 1/8th share of the total landed property in her part AND the said Sri Jagannath Saha has got undivided 1/16th share of total landed property in his part, Sri Nadiya Chand Saha has got undivided 1/16th share of total landed property in his part, Smt. Krishna Saha has got undivided 1/16th share of total landed property in her part and Smt. Manju Saha, Sri Soumen Saha & Sri Sourav Saha jointly have got undivided 1/16th share of total landed property in their part AND the said Lakshmi Saha & Mayukh Saha jointly have got 1/8th undivided share of total landed property in their part and Binoy Saha & Rupa Saha jointly have got 1/8th undivided share of total landed property in their part AND the said Jayanta Saha has got 1/4th undivided share of total landed property in his part.

AND WHEREAS in the foregoing events & description the said Sri Ramkrishna Saha, Smt. Nandita Pal, Sri Jagannath Saha, Sri Nadiya Chand Saha, Smt. Krishna Saha, Smt. Manju Saha, Sri Soumen Saha, Sri Sourav Saha, Smt. Lakshmi Saha, Sri Mayukh Saha, Sri Binoy Saha, Smt. Rupa Saha, Sri Jayanta Saha hereof conjointly inherited the aforesaid 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No.



Alokendu Bandyopadhyay

Advocate

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1373 within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi 156, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3 as the Class-I legal heirs as per the provision of Hindu Succession Act, 1956 and jointly enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS in the manner aforesaid the said Jagannath Saha hereof by virtue of inheritance has got the undivided 1/16th share of total land & building i.e: undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and while enjoying the same with his other co-sharers as joint owners he sold out the same infavour of Smt. Aditi Dutta (the owner no. 6) by executing a Deed of Conveyance vide no. 152400483 which was executed & registered on 24.01.2023 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 37746 to 37770 being no. 152400483 for the year 2023 and after purchasing the same she enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.



Alokendu Bandyopadhyay

Advocate

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AND WHEREAS in the manner aforesaid the said Sri Binoy Saha and Smt. Rupa Saha hereof jointly by virtue of inheritance have got the undivided 1/8th share of the total land & building i.e. undivided 15 Chittaks 33.75 sq.ft. of land alongwith undivided 450 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and while enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Sri Shyamal Ghosh (the owner no. 7) by executing a Deed of Conveyance vide no. 150101666 which was executed on 28.02.2023 & registered on 03.03.2023 at the office of D.S.R.-I, Barasat, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1501-2023, pages from 42646 to 42673 being no. 150101666 for the year 2023 and after purchasing the same he enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the manner aforesaid the said Smt. Lakshmi Saha and Sri Mayukh Saha hereof jointly by virtue of inheritance have got the undivided 1/8th share of the total land & building i.e. undivided 15 Chittaks 33.75 sq.ft. of land alongwith undivided 450 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing



Alokendu Bandyopadhyay
Advocate

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thereon and enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Sri Haradhan Dutta (the owner no. 8) by executing a Deed of Conveyance vide no. 150101667 which was executed on 28.02.2023 & registered on 03.03.2023 at the office of D.S.R.-I, Barasat, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1501-2023, pages from 42674 to 42700 being no. 150101667 for the year 2023 and after purchasing the same he enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the manner aforesaid the said Smt. Manju Ghosh, Sri Soumen Saha & Sri Sourav Saha hereof jointly by virtue of inheritance have got the undivided 1/16th share of the total land & building i.e. undivided 7 Chittaks 39 sq.ft. of land alongwith undivided 225 sq.ft. two storied pucca residential building into and out of the total 13 Decimal or more or less 7 Cottahs 14 chittaks of land togetherwith 3600 sq.ft. two storied pucca residential building standing thereon and enjoying the same with his other co-sharers as joint owners they sold out the same infavour of Smt. Ila Ghosh (the owner no. 9) by executing a Deed of Conveyance vide no. 152401542 which was executed & registered on 06.03.2023 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 67208 to 67233 being no. 152401542 for the year 2023 and after



Alokendu Bandyopadhyay
Advocate

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purchasing the same she enjoying as well as possessing the aforesaid share of land by paying the relevant rent taxes to the authority concern.

AND WHEREAS in the forgoing events and description the present land owners / executants no. 1 to 5 hereof by virtue of inheritance and the present land owners / executants no. 6 to 9 have been jointly became the lawful joint owners of the said 13 Decimal of land which is in Bengali measurement more or less 7 Cottahs 14 chittaks in R.S. Dag No. 2755 under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373 within Mouza-Sukchar togetherwith a residential building standing thereon peacefully, quietly and without any interruption of others and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly which is free form all sorts of encumbrances.

AND WHEREAS with a view to develop or cause to be developed by constructing a multistoried building (G+5) over the plots of land the land owners / executants hereof, made up their mind and forwarded a proposal to the Developer Firm to construct a multistoried building upon the said landed property which is morefully and particularly described in the first schedule hereinbelow, hereinafter called



Alokendu Bandyopadhyay

Advocate

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and referred to as the "SAID PROPERTY" and to fulfil their desire by making construction of a Multi Storied Building (G+5) with Lift Facility over the said plot of land mentioned in the Schedule hereunder written by amalgamating their plots of land with the other contiguous plots, the Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storied Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 15240 2275**..... in **Book no. I**, which was executed by us and Registered on **30th** day of **March, 2023** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**SAI CONSTRUCTION**" a Partnership firm having it's present place of Business at Chandrachur

Jayanta Saha
Harachan Saha



Alokendu Bandyopadhyay
Advocate

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Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI HARADHAN DUTTA, Son of Late Tushar Kanti Dutta, Residing at: 10 No., Raja Road, Sky Lark Apartment, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

(2) SRI DEBASISH GHOSH, Son of Late Himangshu Ghosh, Residing at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115

(3) SRI SHYAMAL GHOSH, Son of Late Phani Bhusan Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.



Alokendra Bandyopadhyay

Advocate

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AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**SAI CONSTRUCTION**" a Partnership firm having it's present place of Business at Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI HARADHAN DUTTA, Son of Late Tushar Kanti Dutta, Residing at: 10 No., Raja Road, Sky Lark Apartment, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115,

(2) SRI DEBASISH GHOSH, Son of Late Himangshu Ghosh, Residing at: Chandrachur Chowdhury Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115

(3) SRI SHYAMAL GHOSH, Son of Late Phani Bhusan Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1. SRI RAMKRISHNA SAHA**, Son of Late Rabindra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **2. SMT. NANDITA PAL**, Wife of Sri Samiran Pal, Daughter of Late Rathindra Mohan Saha, Residing at: 4A, Ramdhan Mukherjee Road, P.O. & P.S. Belghoria, Dist. North 24 Parganas, Kolkata-700056, **3. SRI NADIYA CHAND SAHA**, Son of Late Narendra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah,



Alokendu Bandyopadhyay

Advocate

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Dist. North 24 Parganas, Kolkata-700114, **4. SMT. KRISHNA SAHA**, Wife of Late Rathindra Lal Saha, Daughter of Late Narendra Mohan Saha, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **5. SRI JAYANTA SAHA**, Son of Late Jatindra Mohan Saha, Residing at: Harish Chandra Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **6. SMT. ADITI DUTTA**, Wife of Sri Haradhan Dutta, Residing at: SKYLARK APARTMENT, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **7. SRI SHYAMAL GHOSH**, Son of Late Phani Bhusan Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, **8. SRI HARADHAN DUTTA**, Son of Late Tushar Kanti Dutta, Residing at: 10 No., Raja Road, SKY LARK APARTMENT, Flat No. 2B, 2nd Floor, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, **9. SMT. ILA GHOSH**, Wife of Sri Shyamal Ghosh, Residing at: Harish Chandra Dutta Road, P.O. Sukchar, P.S. Khardah, District: North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign



Alokendu Bandyopadhyay

Advocate

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the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be



Alokendu Bandyopadhyay

Advocate

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determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.

8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon



and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.



- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.
- 16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.
- 17.** To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).
- 18.** To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation



Alokendu Bandyopadhyay

Advocate

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of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement



Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives on execution of the Development Agreement to have access to the land for the



Alokendu Bandyopadhyay

Advocate

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purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or



Alokendu Bandyopadhyay
Advocate

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any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned A.D.S.R. Office, Dist. Sub. Registrar and Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.



Alokendu Bandyopadhyay .

Advocate

Contd.....25

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.



Alokendu Bandyopadhyay

Advocate

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29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original,



Alokendu Bandyopadhyay

Advocate

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Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.



34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area of 13 Decimal of land which is in Bengali measurement more or less **7 Cottahs 14 Chittaks** of land classified as "**BASTU**" togetherwith a old dilapidated two storied pucca residential house having constructed covered area of 3600 Sq.ft. (1800 sq.ft. on the Ground Floor + 1800 sq.ft. on the First Floor) with **Cemented Flooring** standing thereon lying and situate at **Mouza-Sukchar**, J.L. No. 9, Re.Su. 14, Touzi 156, comprised and contained in **R.S. Dag No. 2755** under C.S. Khatian No. 816 corresponding to R. S. Khatian No. 1373, P.S Khardah, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, Dist. North 24 Parganas, A.D.S.R.O. Sodepur within the local limits of Panihati Municipality, bearing Holding No. 32, H. C. Dutta Road, under Ward No. 3, Kolkata-700114, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

- On the North : 30ft. wide Harish Chandra Dutta Road.
On the South : Land of R.S. Dag No. 2749.
On the East : 6ft. wide common passage & House of Joydev Srimani.
On the West : House of Dilip Srimani, Ananta Srimani & Others.



Alokendu Bandyopadhyay

Advocate

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IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 3rd day of March, 2023 A.D.

৩য় মার্চ ২০২৩

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Ayan Banerjee
Adv
S/o. Swapan Banerjee
Barrackpore Court
2. Enl. No. F/1A/24/2013
Suman Das Bhattacharya,
Biswa Chatterjee Road,
Baiskuli Kundu Bagan,
Sukchesi, Kolkata-700115.

Nandita Pal.

Nadiya Chand Saha
Kelsima Saha.

Jayanta Saha
Aditi Dutta.

Suyamatsim.
Haradhan Saha
91a 940 St.

SIGNATURE OF THE LAND OWNERS

SAI CONSTRUCTION

Haradhan Saha
Debanish Ghosh
Suyamatsim.

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay
Adv

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

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

(1) Name : **SRI RAMKRISHNA SAHA**

শ্রী রামকৃষ্ণ সাহা



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

শ্রী রামকৃষ্ণ সাহা

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. NANDITA PAL**

Nandita Pal



Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Nandita Pal.

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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

Nadiya Chand Saha

(1) Name : **SRI NADIYACHAND SAHA**



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Nadiya Chand Saha

SIGNATURE OF THE PRESENTANT



Krishna Saha

(2) Name : **SMT. KRISHNA SAHA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Krishna Saha.

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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

(1) Name : **SRI JAYANTA SAHA**

Jayanta



LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jayanta Saha

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. ADITI DUTTA**

Adi



Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Aditi Dutta

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



(1) Name : **SRI SHYAMAL GHOSH**

Shyamal Ghosh

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shyamal Ghosh

SIGNATURE OF THE PRESENTANT



Haradhan

(2) Name : **SRI HARADHAN DUTTA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Haradhan Dutta

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SMT. ILA GHOSH**

91a

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

91a Ila Ghosh

SIGNATURE OF THE PRESENTANT



Debasish

(2) Name : **SRI DEBASISH GHOSH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Debasish Ghosh

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-02316/2023	Date of Registration :	30/03/2023
Query No / Year	1524-8000845495/2023	Office where deed is registered	
Query Date	30/03/2023 12:54:40 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay BARASAT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 1,47,09,094/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152402275/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



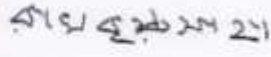





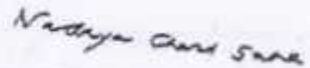
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, , Ward No: 3, Holding No:32 Pin Code : 700114






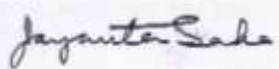


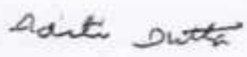



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2755	RS-1373	Bastu	Bastu	7 Katha 14 Chatak	70,00,000/-	1,22,79,094/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					12.9938Dec	70,00,000 /-	122,79,094 /-	

Structure Details :



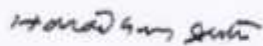


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	10,00,000/-	24,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3600 sq ft	10,00,000 /-	24,30,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ramkrishna Saha Son of Late Rabindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	Signature  30/03/2023
	Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: QDxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
2	Name Smt Nandita Pal Wife of Mr Samiran Pal Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	Signature  30/03/2023
	4A, Ramdhan Mukherjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BJxxxxxx0K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
3	Name Mr Nadiya Chand Saha Son of Late Narendra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	Signature  30/03/2023
	Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FSxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Smt Krishna Saha Wife of Late Rathindra Lal Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JFxxxxxx2C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Mr Jayanta Saha Son of Late Jatindra Mohan Saha Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
Harish Chandra Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GZxxxxxx5A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Smt Aditi Dutta Wife of Mr Haradhan Dutta Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023
Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOxxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 30/03/2023	 LTI 30/03/2023	 30/03/2023




























Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mr Haradhan Dutta (Presentant) Son of Late Tushar Kanti Dutta Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 <small>30/03/2023</small>	 <small>LTI 30/03/2023</small>	 <small>30/03/2023</small>
	10 No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	Smt Ila Ghosh Wife of Mr Shyamal Ghosh Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	 <small>30/03/2023</small>	 <small>LTI 30/03/2023</small>	 <small>30/03/2023</small>
	Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023, Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo Finger print and Signature
1	SAI CONSTRUCTION Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: aexxxxx9e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Haradhan Dutta Son of Late Tushar Kanti Dutta Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2023 4:36PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> <td></td> </tr> </tbody> </table> <p>10No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4R,Aadhaar No Not Provided Status : Representative, Representative of : SAI CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Haradhan Dutta Son of Late Tushar Kanti Dutta Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office				Mar 30 2023 4:36PM	LTI 30/03/2023	30/03/2023	
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Debasish Ghosh Son of Late Himangshu Ghosh Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2023 4:37PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> <td></td> </tr> </tbody> </table> <p>Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7H,Aadhaar No Not Provided Status : Representative, Representative of : SAI CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Debasish Ghosh Son of Late Himangshu Ghosh Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office				Mar 30 2023 4:37PM	LTI 30/03/2023	30/03/2023	
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mar 30 2023 4:36PM</td> <td>LTI 30/03/2023</td> <td>30/03/2023</td> <td></td> </tr> </tbody> </table> <p>Harish Chandra Dutta Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3Q,Aadhaar No Not Provided Status : Representative, Representative of : SAI CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Shyamal Ghosh Son of Late Phani Bhusan Ghosh Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office				Mar 30 2023 4:36PM	LTI 30/03/2023	30/03/2023	
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Mar 30 2023 4:36PM	LTI 30/03/2023	30/03/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of S Banerjee Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
30/03/2023	30/03/2023	30/03/2023	

SAI CONSTRUCTION

Haradhan Dutta
Partner

Notifier Of Mr Ramkrishna Saha, Smt Nandita Pal, Mr Nadiya Chand Saha, Smt Krishna Saha, Mr Jayanta Saha, Smt Aditi Dutta, Mr Shyamal Ghosh, Mr Haradhan Dutta, Smt Ila Ghosh, Mr Haradhan Dutta, Mr Debasish Ghosh, Mr Shyamal Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramkrishna Saha	SAI CONSTRUCTION-1.44375 Dec
2	Smt Nandita Pal	SAI CONSTRUCTION-1.44375 Dec
3	Mr Nadiya Chand Saha	SAI CONSTRUCTION-1.44375 Dec
4	Smt Krishna Saha	SAI CONSTRUCTION-1.44375 Dec
5	Mr Jayanta Saha	SAI CONSTRUCTION-1.44375 Dec
6	Smt Aditi Dutta	SAI CONSTRUCTION-1.44375 Dec
7	Mr Shyamal Ghosh	SAI CONSTRUCTION-1.44375 Dec
8	Mr Haradhan Dutta	SAI CONSTRUCTION-1.44375 Dec
9	Smt Ila Ghosh	SAI CONSTRUCTION-1.44375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramkrishna Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
2	Smt Nandita Pal	SAI CONSTRUCTION-400.00000000 Sq Ft
3	Mr Nadiya Chand Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
4	Smt Krishna Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
5	Mr Jayanta Saha	SAI CONSTRUCTION-400.00000000 Sq Ft
6	Smt Aditi Dutta	SAI CONSTRUCTION-400.00000000 Sq Ft
7	Mr Shyamal Ghosh	SAI CONSTRUCTION-400.00000000 Sq Ft
8	Mr Haradhan Dutta	SAI CONSTRUCTION-400.00000000 Sq Ft
9	Smt Ila Ghosh	SAI CONSTRUCTION-400.00000000 Sq Ft

SAI CONSTRUCTION
Haradhan Saha
Partner

Endorsement For Deed Number : I - 152402316 / 2023

On 30-03-2023

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 14:00 hrs on 30-03-2023, at the Office of the A.D.S.R. SODEPUR by Mr Haradhan Dutta, 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 1,47,09,094/-

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

Execution is admitted on 30/03/2023 by 1. Mr Ramkrishna Saha, Son of Late Rabindra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Smt Nandita Pal, Wife of Mr Samiran Pal, 4A, Ramdhan Mukherjee Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Service, 3. Mr Nadiya Chand Saha, Son of Late Narendra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 4. Smt Krishna Saha, Wife of Late Rathindra Lal Saha, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 5. Mr Jayanta Saha, Son of Late Jatindra Mohan Saha, Harish Chandra Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 6. Smt Aditi Dutta, Wife of Mr Haradhan Dutta, Skylark Apartment, Flat No. 2B, 2nd Floor, Raja Road, Near Shibaji Sangha Club, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 7. Mr Shyamal Ghosh, Son of Late Phani Bhusan Ghosh, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 8. Mr Haradhan Dutta, Son of Late Tushar Kanti Dutta, 10 No. Raja Road, Skylark Apartment, Flat No. 2B, 2nd Floor, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 9. Smt Ila Ghosh, Wife of Mr Shyamal Ghosh, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , Son of S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-03-2023 by Mr Haradhan Dutta, Partner, SAI CONSTRUCTION, Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2023 by Mr Debasish Ghosh, Partner, SAI CONSTRUCTION, Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 30-03-2023 by Mr Shyamal Ghosh, Partner, SAI CONSTRUCTION, Chandrachur Chowdhury Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

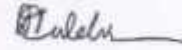
SAI CONSTRUCTION
Haradhan Dutta
Partner

Payment of Stamp Duty

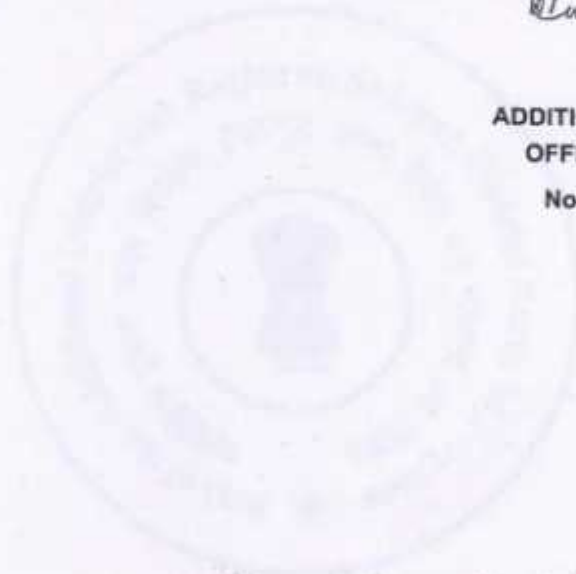
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10714, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name: RANA SUR



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



SAI CONSTRUCTION
Haradhan Saha
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 92047 to 92093
Serial No 152402316 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.04.05 16:45:11 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/04/05 04:45:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

SAI CONSTRUCTION
Haradhan Saha
Partner

(This document is digitally signed.)