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सन्धिप्रमाण पश्चिम बंगाल WEST BENGAL

AS 304077

11/07/24
 R. S. 1892369/24

अभिप्रेत कृतियों का प्रमाण
 प्रमाणित किया जाता है
 कि यह प्रमाणित किया गया है
 कि यह प्रमाणित किया गया है

[Signature]
 अमिताभ चन्द्रा साहा
 अमिताभ चन्द्रा साहा
 11/07/2024

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, 1) SRI NIRMAL CHANDRA SAHA (PAN- ANIPS1525R), (Aadhaar No- 5200 6302 9036), Son of Late Swadesh Chandra Saha, by faith Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsaigar, PIN - 785640, District- Sivasagar, State of Assam, 2) SRI SUBAL CHANDRA SAHA

SL NO. 32613 of 28/05/24
NAME _____
ADDRESS _____

Handwritten signature
TANMAY KKA PUNLAYATRA
STRIP V...
BANGALORE, KARNATAKA
INDIA



DISTRICT SUB REGISTRAR-III
ALIPORE
17 JUL 1974

Identified by me
Subhrate Mazumder
S/o Late Santosh Kumar Mazumder
Kanki Santalbad, Sahabara
Kak-700004
Jalpaiguri

(PAN- ANIP51515K), (Aadhaar No. - 5387 2379 1729), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 3) SRI SUBHASH CHANDRA SAHA (PAN - AVPP56468J), (Aadhaar No. - 4335 7057 4764), Son of Late Swadesh Chandra Saha, by faith- Hindu, by occupation- Business, by nationality- Indian, of H.C.R. Road, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 4) SMT. ILA SAHA (PAN - RKCP54260K), (Aadhaar No. - 5340 4610 B650), wife of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Homemaker, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, 5) MISS MEGHA SAHA (PAN - JXGP35000J), (Aadhaar No.- 6954 3792 3340), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam and 6) MISS ISHA SAHA (PAN - QSDP54470I), (Voter ID- OAN0042119), daughter of Late Kamal Chandra Saha, by faith- Hindu, by occupation- Student, by nationality- Indian, of Ward No. 7, Amulapatty, P.O. & P.S. - Sibsagar, PIN - 785640, District - Sivasagar, State of Assam, hereinafter jointly called and referred to as the "LANDOWNERS/PRINCIPALS" (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the ONE PART;



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SOUTH 24 PCS, BANGLORE
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AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN - AADCG20601) a Company registered under the provisions of Companies Act, 1956 having its registered office at 167, Garia Station Road, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084 and represented by its Director **SHRI RUPESH RANJAN PRASAD, (PAN- AKLPP5810A), (Aadhaar No. 6316 5314 3502)** son of- Sri Makaswar Prasad, by faith - Hindu. By occupation - Business, residing at- 12 Garia Place, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata- 700084, District - South 24 Parganas, hereinafter referred to and called as the **"DEVELOPER/ATTORNEY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its nominee, office bearer, agents, administrators, legal representatives and assigns) of the **OTHER PART** ;

WHEREAS the **LANDOWNERS/PRINCIPALS** herein are now the lawful owners and seized and possessed amongst other of **ALL THAT** land measuring an area of about **20 Katha 00 Chatak 00 sq. ft.** be the same a little more or less and the said land has been more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS, the **LANDOWNERS** herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said



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SOUTH ZONE, ALACHANG
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Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on ~~11-3-2024~~ before D.S.R.-III, South 24 Parganas and recorded in Book No. 1, being No. 11396 for the year 2024;

AND WHEREAS in order to develop the said landed property as per the said Development Agreement, the Landowner herein have decided to execute this Power of Attorney in favour of the Developer herein and by executing this instant Development Power of Attorney the Landowner/ Principal herein authorise and appoint the Developer as her lawful constituted Attorney to do the following:

1. To hold and defend possession of the said premises and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To pay all rents and taxes, charges expenses and other out going whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enter upon the said premises and every part thereof as be desired to

Sushil Ch. Sena



DISTRICT SUB REGISTRAR-IN
SOUTH 24 PGS. ALMORAH

11 JUL 2024

view the state or repairs thereof and to require any occupier/licenseses/purchaser as a result of such view to remedy any want of repairable any nuisance,

4. To execute and registrar necessary deed and documents in respect of the landed property for the purpose of amalgamation of the same with adjacent lands, whenever required.
5. To enforce any covenant in any Agreement, Sale Deed(except Landowner's allocation), Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others,
6. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
7. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties



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11 JUL 2016

mentioned in Schedule below,

8. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
9. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, B.L.R.O. Office, any Magistrate, Judge, Munsiff, Settlement Offices, Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
10. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
11. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises documents as he required by the necessary authorities.
12. To build upon and exploit commercially the said premises by making



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construction of building or buildings, thereon and for that to arrange by us take down/demolish structure of whatsoever nature existing thereon or as may be constructed in future.

13. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if our do the same personally.

14. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed (except Landowner's allocation), lease deed, mortgage deed or other documents of transfer in compliance with the terms of the Development Agreement coupled hereinbefore concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.

15. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises to any Purchaser or Purchasers either for space, proportionate share of land



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17 JUL 2024

and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion think proper only upon the Developer's allocation and not in any case from the Landowners' Allocation.

16. To mortgage the schedule land and deposit the original title deeds and documents with a bank, financial institution or any other NBFC for creation of mortgage on behalf of landowners and in favour of the Lender and sign the mortgage deed and such other documents as are necessary to secure the project finance to be taken for development of the project.

17. To collect the maintenance charges, service charges or whatsoever charges from the Intending Purchaser or Purchasers as it thinks fit.

18. To agree upon and to enter into any Agreement or Agreements with any party, Firm or Company for sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the Intending Purchaser or Purchasers in compliance with the terms of the Development Agreement coupled herewith only upon the Developer's allocation and not in any case from the landowners' Allocation.

19. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or progressive advances and



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SOUTH 24 P.O.S. ALIPORE
11 JUL 2024

also the balance of the purchase money and to give good valid receipts for the same which will protect the interest of purchaser or purchasers only upon the Developer's allocation and not in any case from the Landowners' Allocation.

20. Upon such receipt as aforesaid and as our act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats/space proposed to be constructed and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receive and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers be treated as receipt and respectively from the Intending Purchaser or Purchasers as mentioned in Indenture made between the parties.

21. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space together with the



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SOUTH 24 P.O., ALMORAH
1.1 JUL 2024

estate right of the common passage as ourselves to personally present only upon the Developer's allocation and not in any case from the Landowners' Allocation.

22. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present of Developer's allocation for registration and admit registration of all papers, documents, deeds, contracts, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the terms of Development Agreement coupled herewith.

23. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which we are now or may hereafter be interested or connected and also if though



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. ALINORE

11 JUL 2024

lit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.

24. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
25. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
26. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhtars and/or debt collecting or other agents.
27. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to



DISTRICT SUB REGISTRAR-II
SOUTH 24 PPS ALIPORE

11 JUL 2024

receive compensation payable in respect thereof and also to grant, valid, receipts and discharges thereof.

28. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.

29. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.

30. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Development Agreement and to exercise all our rights therein.

31. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.

32. This Power of Attorney is related and collateral covenants of Development Agreement coupled herewith in respect of Schedule Property between the Landowners/Principals, the Developer/ Attorney,

33. The Power conferred hereby to the Attorney is in terms of the Development Agreement coupled herewith under the provision of Section 202 of the Indian



DISTRICT SUB-REGISTRAR-III
BOOTH 24 P.O. ALIPORE
11 JUL 2024

Contract Act and shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of the said premises.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.

SCHEDULE
(DESCRIPTION OF LAND AND PREMISES)

ALL THAT piece and parcel of Land measuring 20 Katha 00 Chittak 00 sq. ft. equivalent to 33.05 Decimal within District - South 24 Parganas, P.S.- Sonarpur, ADSR - Sonarpur, DR- Allpore, Mouza - Rnipur, J.L. No. 53, out of which land measuring 3 Katha 13 Chittak 23 sq. ft. or 6.35 decimal in R.S. Dag No. 120, under RS Khatian No. 2516 and land measuring 16 Katha 2 Chittak 22 sq. ft. or 26.7 decimal in R.S. and L.R. Dag No. 121, under RS Khatian No. 2623 presently under Rajpur-Sonarpur, Ward No. 17, (on N. S. Road) Kolkata - 700149, the property is butted and bounded as follows:-

- ON THE NORTH** | By Land of RS Dag No. 150, 151;
- ON THE SOUTH** | By N. S. C. Bose Road (Garia Baruiপুর Main Road);
- ON THE EAST** | By portion of Land in RS Dag 120 (P);
- ON THE WEST** | By Land of RS Dag No. 122;



DISTRICT SUB REGISTRAR III
SOUTH 24 PARGANAS ALIPORE
31 JUL 2024

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the *11th* day of *July*, 2024.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in presence of:-

1. *Debasrata Hazumda*
East Farmland Sahafara
Kol- 740084

2. *Kuntarp Mondal*
Respara, Tangshik, Jangajon
740372

Arumal Ch. Saha
Sibal Ch. Saha
Kudumra CA, Sonar

Ila Saha
Megha Saha
Saha Saha

SIGNATURES OF THE LAND OWNERS/PRINCIPALS

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY
Advocate,
Baruipur Civil Court.
WB - 2610/99

HANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Ranjan Roid

DIRECTOR

SIGNATURE OF THE DEVELOPER/ATTORNEY



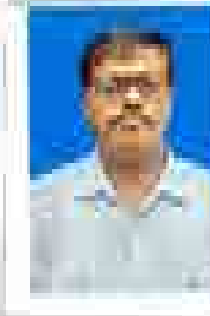
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARG. ALIPORE
11 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



Madhupal Singh Solanki

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
Left Hand					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



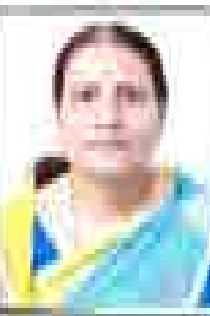
Subal Chandra Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
Left Hand					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Subodh Chandra Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
Left Hand					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					



Alka Saha

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
Left Hand					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
Right Hand					

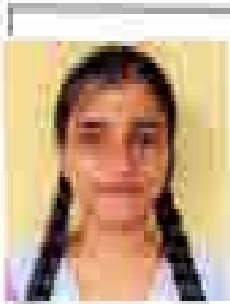


DISTRICT SUB REGISTRAR-II
SOUTH 24 PARG. ALIPORE
79 JUL 2018

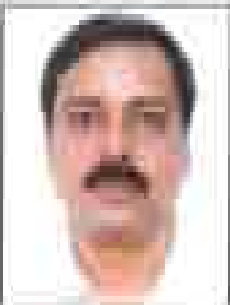
SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Alpita Saha</i>	Left Hand	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	Right Hand	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Debi Saha</i>	Left Hand	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	Right Hand	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Pratik Prasad Prasad</i>	Left Hand	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	Right Hand	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Praty	Left Hand	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	Right Hand	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



DISTRICT SUB REGISTRAR
SOUTH WEST PROVINCE
11.7.2024

Major Information of the Deed

Deed No :	1-1003-11400/2024	Date of Registration	11/07/2024
Query No / Year	1003-8001632564/2024	Office where deed is registered	
Query Date	11/07/2024 2:26:52 PM	D.E.R. - III SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	SOMA CHARRABORTY Thana : Barvipur, District : South 24-Parganas, WEST BENGAL. Mobile No. : 8335047751, Status : Advocate		
Transaction	Additional Transaction		
(0136) Sale, Development Power of Attorney after Registered Development Agreement	(4305) Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(8D)	Rs. 2,41,50,000/-		
Rs. 100/- (Article 48(g))	Registration Fee Paid		
Remarks	Rs. 50/- (Article E, E, M(b), H)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100311300/2024. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :


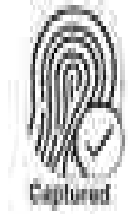


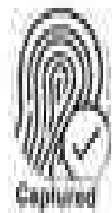




District: South 24-Parganas, P.S.- Sonarpur, Municipality: RA/PUR-SONARPUR, Road: N. S. C. Base Road, Mouza: Rajpur, Pin Code: 700049


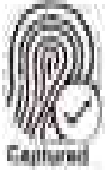




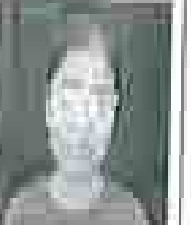


Sl. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-120	RS-2616	Bastu	Bastu	3 Katha 13 Chatak 23 Sq Ft		40,13,335/-	Property is on Road, Project Name
L2	RS-131	RS-2623	Bastu	Bastu	16 Katha 2 Chatak 22 Sq Ft		1,93,06,674/-	Property is on Road, Project Name
		TOTAL			33Dec	0/-	240,00,009 /-	
	Grand Total				33Dec	0/-	240,00,009 /-	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
81	On Land L1, L2	200 Sq Ft	0/-	1,50,000/-	Structure Type: Structures
	Floor No: 1, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure : 6 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	200 sq ft	0 /-	1,50,000 /-	

Principal Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri NIRMAL CHANDRA SAHA Son of Late SWADESH CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/07/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>11/07/2024</p>	<p>Signature</p>  <p>11/07/2024</p>
<p>AMULAPATTY , SIBSAGAR ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:- Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India , PAN No. : ANxxxxx5R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Shri SUBAL CHANDRA SAHA Son of Late SWADESH CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/07/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>11/07/2024</p>	<p>Signature</p>  <p>11/07/2024</p>
<p>AMULAPATTY SIBSAGAR, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India , PAN No. : ANxxxxx5K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				
3	<p>Name</p> <p>Shri SUBHASH CHANDRA SAHA Son of Late SWADESH CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>	<p>Photo</p>  <p>11/07/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>11/07/2024</p>	<p>Signature</p>  <p>11/07/2024</p>
<p>H. C. B. ROAD AMULAPATTY, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:- Sibsagar, Assam, India, PIN:- 785640 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India , PAN No. : AVxxxxxB1,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>				

	Name	Photo	Finger Print	Signature
4	Smt ILA SAHA Wife of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office			
AMJLAPATTY SIBSAGAR, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:- Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: RKxxxxxx0K,Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office				
5	Miss MEGHA SAHA Daughter of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office			
AMJLAPATTY ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India , PAN No.: JXxxxxxx0J,Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office				
6	Miss ISHA SAHA Daughter of Late KAMAL CHANDRA SAHA Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office			
AMJLAPATTY ASSAM, City:- Not Specified, P.O:- SIBSAGAR, P.S:-SIBSAGAR, District:-Sibsagar, Assam, India, PIN:- 785640 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India , PAN No.: Q5xxxxxx0J,Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place Office				

Attorney Details

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY HOME SEARCH PRIVATE LIMITED 187, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided, Status Organisation Executed by: Representative

Representative Details

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri RUPESH RANJAN PRASAD (Presentant) Son of Shri MAKEEDWAR PRASAD Date of Execution - 11/07/2024, Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of execution: Office		 Captured	
	12, GARIA PLACE, City:- Not Specified, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AKxxxxxx0A, Aadhaar No Not Provided Status : Representative, Representative of : GANGLY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)	11/07/2024	11/07/2024	11/07/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBADRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER EAST PARTABAD, SAHA PARA, Gay- P.O:- GARIA, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India PIN:- 700084		 Captured	
	11/07/2024	11/07/2024	11/07/2024
Identifier Of Shri NIRMAL CHANDRA SAHA, Shri SUBAL CHANDRA SAHA, Shri SUBHASH CHANDRA SAHA, Shri ILA SAHA, Miss MEQHA SAHA, Miss ISHA SAHA, Shri RUPESH RANJAN PRASAD			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
4	Sri I.A SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
5	Miss MECHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-1.05722 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
4	Sri I.A SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
5	Miss MECHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-4.44278 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Sri NIRMAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
2	Sri SUBAL CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
3	Sri SUBHASH CHANDRA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
4	Sri I.A SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
5	Miss MECHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft
6	Miss ISHA SAHA	GANGULY HOME SEARCH PRIVATE LIMITED-33.33333300 Sq Ft

Endorsement For Deed Number : I - 100311400 / 2024 -

On 11-07-2024

Certificate of Admissibility(Rule 40,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) 40(1),W.B. Registration Rules,1962)

Presented for registration at 14:30 hrs. on 11-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RUPESH RANJAN PRASAD .

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 2,41,00,00/-.

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

Execution is admitted on 11/07/2024 by 1. Shri NIRMAL CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, AMULAPATTY, SIBSAGAR ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 2. Shri SUBAL CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, AMULAPATTY SIBSAGAR, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 3. Shri SUBHASH CHANDRA SAHA, Son of Late SWADESH CHANDRA SAHA, H. C. B. ROAD AMULAPATTY, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Business, 4. Smt ILA SAHA, Wife of Late KAMAL CHANDRA SAHA, AMULAPATTY SIBSAGAR, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession House wife, 5. Miss MEGHA SAHA, Daughter of Late KAMAL CHANDRA SAHA, AMULAPATTY ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Others, 6. Miss IDHA SAHA, Daughter of Late KAMAL CHANDRA SAHA, AMULAPATTY ASSAM, P.O: SIBSAGAR, Thana: SIBSAGAR, Sibsagar, ASSAM, India, PIN - 785640, by caste Hindu, by Profession Others

Indebted by Mr DEBABRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 11-07-2024 by Shri RUPESH RANJAN PRASAD, DIRECTOR, GANGULY HOME SEARCH PRIVATE LIMITED, 167, GARIA STATION ROAD, City- Not Specified, P.O:- GARIA, P.S-Sonarpur, District-South 24 -Parganas, West Bengal, India, PIN- 700084

Indebted by Mr DEBABRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD, SAHA PARA, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Ru 53,00/- (E = Rs 21,00/- ,H = Rs 28,00/- ,Mts) = Rs 4,00/-) and Registration Fees paid by Cash Rs 53,00/-.

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 35613, Amount: Rs.100,00/-, Date of Purchase: 26/09/2024, Vendor name: T K PUROKAYASTHA

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1803-2024, Page from 304905 to 304929
being No 180311400 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.07.16 14:41:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 16/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.