

14750/2023

14340/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AT 46687

8/29/2023

15:20

29/9

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted at
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of the Document.

Additional Registrar of
Assurances-IV, Kolkata

29 SEP 2023

DEVELOPMENT POWER OF ATTORNEY
(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL
SAHA

6070

01 SEP. 2023

Date: 01 SEP. 2023
No: 6070
Name of Treasury :- Barrackpore
Name of Vendor :- RANA SUR
Date of Purchase
Total Amount
Signature of Vendor

PRADIP KUMAR MONDAL
Advocate
Barrackpore Court

05 SEP. 2023
15000

[Handwritten Signature]



[Handwritten Signature: Pradip Kumar Mondal]

PRADIP KUMAR MONDAL
Advocate
High Court, Calcutta
REGISTRAR OF COMPANIES
BARRACKPORE, WEST BENGAL
29 SEP 2023

KNOW ALL MEN BY THESE PRESENTS that we (1) SRI NEPAL CHANDRA SAHA (PAN :AMOPS3392K) (Aadhaar No: 9372-4248-2418), son of Late Gour Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (2) SRI SATYA DULAL SAHA (PAN : ALEPS2435C), (Aadhaar No: 8823-7143-5118) son of Late Nitya Gopal Saha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (3) SRI NARAYAN CHANDRA SAHA (PAN : BEGPS9275G), (Aadhaar No: 4752-4814-7712) son of Late Nitya Gopal Saha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (4) SRI SUNNY SAHA (PAN : CYLPS1354J), (Aadhaar No: 8880-8665-5104) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (5) SRI RANA SAHA (PAN : BIBPS0788R) (Aadhaar No: 2805-5220-8343) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas hereinafter collectively called and referred to as the "LANDOWNERS/ GRANTORS" as our Attorney to do all or any of the things on our behalf, do hereby PRINCIPALS send GREETINGS.

That we are the owners ALL THAT peace and parcel of total Bastu land measuring about 26 (Twenty-Six) Cottahs (more or less) with measuring about 2000 Sq.ft. old dilapidated structure standing thereon, comprised in Mouza : Gopalpur, LR Dag No 2047 and under Khatian No 24444, 24445, 24456, & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits

of Bishnagar A
enjoying th
The



29 SEP 2023

of Bidhannagar Municipal Corporation and paying the municipal taxes regularly enjoying the same free from all encumbrances

That we have decided to get the said premises developed by raising construction upon the said premises or on part thereof as per to be sanctioned by the Bidhannagar Municipal Corporation

That to cope with the situation we do hereby feel it just and expedient to appoint nominate and constituted sole attorney represented by **MONALISA HOUSING PROJECTS PRIVATE LIMITED** (PAN AAHCM1620N) a company incorporated under the Companies Act, 1956, having its registered office at 11 & 11/1, B B. Ganguly Street, Kolkata 700012, and represented one Director is **SRI VIKASH MADHOGARIA** (PAN AFLPM5871R), (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist North 24 Parganas, which was duly authorized by the Company shall be called and hereinafter referred to as the "**DEVELOPER**" to represent ourselves everywhere as and when required to protect the interest and right in respect to development on the proposed land as per below **SCHEDULE** of Property.

That it is not possible for to look after manage, control, supervise the construction of the building upon the said premises, thus I have entered into a Registered Develop Agreement dated on 29th day of September 2023 in Book – I, being Deed No 1904- 14316 for the year 2023 with **MONALISA HOUSING PROJECTS PRIVATE LIMITED**(PAN:AAHCM1620N) a company incorporated under the Companies Act, 1956, having its registered office at 11 & 11/1, B B. Ganguly Street, Kolkata: 700012, and represented one Director is **SRI VIKASH MADHOGARIA** (PAN AFLPM5871R), (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office : Bangur, Kolkata 700055, Dist. :North 24 Parganas,

MONALISA HOUSING PROJECTS PVT. LTD.
Vikash Madhogaria
Director

NOW KNOWN AND THESE PRESENTS WITNESS that we, the Land Owners herein do hereby nominate, constituted and appointed MONALISA HOUSING PROJECTS PRIVATE LIMITED(PAN:AAHCM1620N) a company incorporated under the Companies Act, 1956, having its registered office at 11 & 11/1, B.B. Ganguly Street, Kolkata: 700012, and represented one Director is SRI VIKASH MADHOGARIA (PAN AFLPM5871R), (Aadhaar No 3022-3127-3816), son of Late Ramutar Madhogaria, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 402, 101, Bangur Avenue, Police Station: Lake Town, Post Office: Bangur, Kolkata 700055, Dist. North 24 Parganas, hereinafter called and referred to as the "ATTORNEY" to 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 prepare plans for development of the said property described in the schedule hereunder written and to sign and submit the same before the Chairman, Bidhannagar Municipal Corporation for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Chairman, Bidhannagar Municipal Corporation.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the municipal authority and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the

structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.

5. To approach different authorities and office for the purpose of obtaining various permission and shall have right to adjoining lands to amalgamate the same into single Holding and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To appear before the Government departments as also for the Municipal authority and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
7. To appear before the office of the B. L. & L. R. O. for mutation in the name of the land owner and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities of our behalf.
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, this is morefully described in the schedule hereunder written.
9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same SAVE AND EXCEPT the owners' allocation stated in the agreement.

10. To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of our under mentioned schedule of property SAVE AND EXCEPT of the owners allocation stated in the agreement dated on 29/09/2023 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.
11. To appear and to act in any court of any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments
12. To appear and to present the Sale Deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the A.D.S.R., Cossipore, Dum-Dum, North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying our under mentioned schedule of property as fully and effectually as I could do the same ourselves.
13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.
14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

15. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.
16. AND WE HEREBY AGREE to rectify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents AND HEREBY DECLARE that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

THE FIRST SCHEDULE AS ABOVE REFERRED TO

(Description of the landed property)

ALL THAT peace and parcel of Land measuring Bastu land measuring about 26 **(Twenty-Six) Cottahs** (more or less) with measuring about 2000 Sq.ft. old dilapidated cemented floor pucca structure standing thereon, measuring comprised in Mouza : Gopalpur, LR Dag No 2047 and under LR Khatian No 24444, 24445, 24456 & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjani Pally, P.S :Narayanpur, Now Airport, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation; Additional District Sub-Registrar Bidhannagar, Salt Lake is butted and bounded as follows:-

ON THE NORTH BY : Dag No 2047 and 16 feet wide Common Road.
 ON THE SOUTH BY : Plot No C
 ON THE EAST BY : Dag No 2047
 ON THE WEST BY : Airport Land

IN WITNESSES WHEREOF we have signed this Development Power of Attorney on this 29TH day of September'2023

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of:-

Witnesses:-

1) Krishna Kunal Saha
410, Dum Dum Park
KOL-700055

Narayan Chandra Saha
Sajja Deulal Saha
Ajay Chandra Saha
Sunny Saha.

Rana Saha.
(SIGNATURE OF THE PRINCIPALS/
LANDOWNERS

2) Bibek Thakur.

KRKE Town, Kanchrapur,
Nash 24 PLS, Pin-743155

I accepted this Power of attorney with Greet and with full satisfaction

MONALISA HOUSING PROJECTS PVT. LTD.
Vikash Mukherjee
Director

(SIGNATURE OF THE ATTORNEY)

Drafted By:-

Prepared as per instruction of the both parties with relevant documents provided by them


MR. PRADIP KUMAR MONDAL
Advocate

High Court, Calcutta,
Enrolment No WB/1238/2010

PRADIP KUMAR MONDAL
Advocate
High Court, Calcutta

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature of the man in the portrait.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Handwritten signature*



Handwritten name 'Rana' next to the portrait.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Rana Sahaj*



Handwritten name 'Sunny Sahaj' next to the portrait.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Sunny Sahaj*

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Narayan Chandra Saha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Satya Dulal Saha



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Vikash Mathogera

Major Information of the Deed

Deed No :	1-1904-14340/2023	Date of Registration	29/09/2023
Query No / Year	1904-8002491408/2023	Office where deed is registered	
Query Date	29/09/2023 6:03:06 PM	ARA	IV KOLKATA, District Kolkata
Applicant Name, Address & Other Details	PRADIP KUMAR MONDAL HIGH COURT CAI Thana Hare Street District Kolkata, WE ST BENGAL PIN 700001, Mobile No 9433220662, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 5/-	Rs 1,58,73,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article 48(g))	Rs 73/- (Article E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] 190414316/2023 Received Rs 50/- (FFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District North 24 Parganas, P S - Airport, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road Niranjan Pally(1 no)(gopalpur), Mouza Gopalpur, Ward No 03, Holding No.RGM/6/252 BLF, Niranjan Pally 1 Pin Code 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-2047	LR-24444	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road 16 Ft Project Name
District North 24 Parganas, P S - Airport, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road Niranjan Pally(1 no)(gopalpur), Mouza Gopalpur, Ward No 03, Holding No.RGM/6/252 BLF Pin Code 700136								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.2	LR-2047	LR-24445	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road 16 Ft Project Name
1.3	LR-2047		Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road 16 Ft Project Name
1.4	LR-2047	LR-24457	Bastu	Bastu	6 Katha 8 Chatak	1/-	36,30,953/-	Width of Approach Road 16 Ft Project Name
TOTAL :					32.175Dec	3 /-	108,92,859 /-	
Grand Total :					42.9Dec	4 /-	145,23,812 /-	






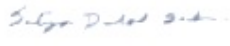
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1, L2, L3, L4	2000 Sq Ft	1/-	13,50,000/-	Structure Type: Structure

Gr. Floor Area of floor: 2000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Road Type: Pucca, Extent of Completion: Complete

Total :	2000 sq ft	1/-	13,50,000 /-
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Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Nepal Chandra Saha Son of Late Gour Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 Admitted by: Self, Date of Admission: 29/09/2023, Place: Office	 29/09/2023	 LTI 29/09/2023	 29/09/2023
5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:- Dum Dum, District:-North 24 Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: amxxxxxx2k, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 29/09/2023, Admitted by: Self, Date of Admission: 29/09/2023, Place: Office				
2	Mr Satya Dulal Saha Son of Late Nitya Gopal Saha Executed by: Self, Date of Execution: 29/09/2023 Admitted by: Self, Date of Admission: 29/09/2023, Place: Office	 29/09/2023	 LTI 29/09/2023	 29/09/2023
5/2/3, K B Sarani, Kolkata, City:- Dum Dum, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24 Parganas, West Bengal, India, PIN:- 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxxx5c, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 29/09/2023, Admitted by: Self, Date of Admission: 29/09/2023, Place: Office				

Name	Photo	Finger Print	Signature
Mr Narayan Chandra Saha Son of Late Nitya Gopal Saha Executed by: Self, Date of Execution: 29/09/2023 Admitted by: Self, Date of Admission: 29/09/2023, Place: Office		 Captured	

S/2/3, K B Sarani, Kolkata, City: Dum Dum, P.O.: Mall Road, P.S.: Dum Dum, District: North 24 Parganas, West Bengal, India, PIN: 700080 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: bxxxxxx5g, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 29/09/2023, Admitted by: Self, Date of Admission: 29/09/2023, Place: Office

Name	Photo	Finger Print	Signature
Mr Sunny Saha Son of Mr Nepal Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 Admitted by: Self, Date of Admission: 29/09/2023, Place: Office		 Captured	

S/2/3, K B Sarani, Kolkata, City: Dum Dum, P.O.: Mall Road, P.S.: Dum Dum, District: North 24 Parganas, West Bengal, India, PIN: 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cyxxxxxx4j, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 29/09/2023, Admitted by: Self, Date of Admission: 29/09/2023, Place: Office




Name	Photo	Finger Print	Signature
Mr Rana Saha Son of Mr Nepal Chandra Saha Executed by: Self, Date of Execution: 29/09/2023 Admitted by: Self, Date of Admission: 29/09/2023, Place: Office		 Captured	

S/2/3, K B Sarani, Kolkata, City: Dum Dum, P.O.: Mall Road, P.S.: Dum Dum, District: North 24 Parganas, West Bengal, India, PIN: 700080 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bxxxxxx8r, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 29/09/2023, Admitted by: Self, Date of Admission: 29/09/2023, Place: Office


Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MONALISA HOUSING PROJECTS PRIVATE LIMITED 11 And 11/1, B B Ganguly Street, Kolkata, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District -Kolkata, West Bengal, India, PIN:- 700012, PAN No.:: aaxxxxxx0n, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vikash Madhogaria (Presentant) Son of Late Ramutar Madhogaria Date of Execution - 29/09/2023, , Admitted by: Self, Date of Admission: 29/09/2023, Place of Admission of Execution: Office		 Captured <small>LP 29/09/2023</small>	 <small>29/09/2023</small>
101, Bangur Avenue, Kolkata, Flat No. 402, City:- , P O - Bangur, P S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx1r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MONALISA HOUSING PROJECTS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR MANDAL Son of Mr KAMAL KUMAR MONDAL HIGH COURT CAL, City:- Kolkata, P.O:- GPO P S -Hare Street, District -Kolkata, West Bengal, India, PIN - 700001		 Captured <small>29/09/2023</small>	 <small>29/09/2023</small>
Identifier Of Mr Nepal Chandra Saha, Mr Satya Dulal Saha, Mr Narayan Chandra Saha, Mr Sunny Saha, Mr Rana Saha, Mr Vikash Madhogaria			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-2 145 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nepal Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400 00000000 Sq Ft
2	Mr Satya Dulal Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400 00000000 Sq Ft
3	Mr Narayan Chandra Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400 00000000 Sq Ft
4	Mr Sunny Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400 00000000 Sq Ft
5	Mr Rana Saha	MONALISA HOUSING PROJECTS PRIVATE LIMITED-400 00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S. - Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjan Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No: 03, Holding No:RGM/6/252 BLF, Niranjan Pally 1 Pin Code: 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 2047, LR Khatian No - 24444	Owner: শ্রী শ্রী শ্রী Gurdian: শ্রী শ্রী শ্রী Address: শ্রী Classification: শ্রী Area: 0.11000000 Acre.	Owner Name not selected by applicant

District: North 24-Parganas, P.S. - Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjan Pally(1-no)(gopalpur), Mouza: Gopalpur, Ward No: 03, Holding No:RGM/6/252 BLF Pin Code: 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2047, LR Khatian No.- 24445	Owner: শ্রী শ্রী শ্রী Gurdian: শ্রী শ্রী শ্রী Address: শ্রী Classification: শ্রী Area: 0.11000000 Acre.	Owner Name not selected by applicant
L3	LR Plot No:- 2047		Owner Name not selected by applicant
L4	LR Plot No:- 2047, LR Khatian No:- 24457	Owner: শ্রী শ্রী শ্রী Gurdian: শ্রী শ্রী শ্রী Address: শ্রী Classification: শ্রী Area: 0.11000000 Acre.	Owner Name not selected by applicant

Endorsement For Deed Number : I - 190414340 / 2023

On 29-09-2023

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 15:20 hrs on 29-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr. Vikash Madhogaria.

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 1,58,73,812/-.

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

Execution is admitted on 29/09/2023 by 1 Mr Nepal Chandra Saha, Son of Late Gour Chandra Saha, 5/2/3, K B Sarani, Kolkata, P O Mall Road, Thana Dum Dum, City/Town DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 2 Mr Satya Dulal Saha, Son of Late Nitya Gopal Saha, 5/2/3, K B Sarani, Kolkata, P O Mall Road, Thana Dum Dum, City/Town DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 3 Mr Narayan Chandra Saha, Son of Late Nitya Gopal Saha, 5/2/3, K B Sarani, Kolkata, P O Mall Road, Thana Dum Dum, City/Town DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Retired Person, 4 Mr Sunny Saha, Son of Mr Nepal Chandra Saha, 5/2/3, K B Sarani, Kolkata, P O Mall Road, Thana Dum Dum, City/Town DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business, 5 Mr Rana Saha, Son of Mr Nepal Chandra Saha, 5/2/3, K B Sarani, Kolkata, P O Mall Road, Thana Dum Dum, City/Town DUM DUM, North 24 Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Business

Identified by Mr PRADIP KUMAR MANDAL, Son of Mr KAMAL KUMAR MONDAL, HIGH COURT CAL, P O: GPO, Thana Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-09-2023 by Mr Vikash Madhogaria, DIRECTOR, MONALISA HOUSING PROJECTS PRIVATE LIMITED, 11 And 11/1, B B Ganguly Street, Kolkata, City - Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District -Kolkata West Bengal, India, PIN:- 700012

Identified by Mr PRADIP KUMAR MANDAL, Son of Mr KAMAL KUMAR MONDAL, HIGH COURT CAL, P O: GPO, Thana Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73,000/- (E = Rs 7,000/-, I = Rs 55,000/-, M(a) = Rs 7,000/-, M(b) = Rs 4,000/-) and Registration Fees paid by Cash Rs 73,000/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6010, Amount: Rs 50.00/-, Date of Purchase: 01/09/2023, Vendor name: R SUR


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2023, Page from 813583 to 813603
being No 190414340 for the year 2023.**



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.12 14:08:29 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 12/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**