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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 269973

Certified that the document is eligible to registration. The Signatures Sheet and endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
 Comptroller, Dum Dum, 24-Pgs. North

26 OCT 2018

Handwritten notes and signatures:

- 26/10
- 12-25/10
- 1508/1/278143/18

**DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTERED DEVELOPMENT AGREEMENT**

KOLIK SAHA
Advocate
District Judges Court, Barasat
North 24 Parganas

NAME.....
ADD.....
Re.....

10 OCT 2018

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

BIL 1300 T
10 OCT 2018

Gour Basak
S/o Late. Ashok Nath Basak
194, JESSORA ROAD.
P.O. Motisheet. P.S. Dum Dum
KOLKATA - 700074.
Dis. North 24 Parganas.
Bumiseon



Additional District Sub-Registrar
Cossipore Dum-Dum 24 Parganas

26 OCT 2018

KNOWN ALL MEN BY THESE PRESENTS WE, (1) KRISHNA GUHA (PAN-BNEPG7659B), wife of Late Asish Guha alias Ashis Kumar Guha, by Occupation- Housewife, (2) ARUP GUHA (PAN-ALOPG1419J), son of Late Asish Guha alias Ashis Kumar Guha, by Occupation- Business, (3) CHUMKI GUHA alias CHUMKI GUHA (BASAK) (PAN-ADXP4147N), wife of Mr. Gour Basak, daughter of Late Asish Guha alias Ashis Kumar Guha, by Occupation- Housewife, **all are** by faith-Hindu, by Nationality-Indian, **all are** residing at 194, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700074, District-North 24-Parganas, hereinafter jointly referred to and called as the **EXECUTANTS.**

WHEREAS We, the Executants, are the joint and absolute owners in respect **ALL THAT** piece and parcel of BASTU land measuring about 05(Five) Cottahs 02(Two) Chittacks 03(Three) sq. ft. more or less equivalent to 08.52 Decimals of land more or less, together with Two-storied old dilapidated Building, situated at Mouza- Satgachi, J.L. No.-20, Re Su No.-154, Touzi No.- 3083, comprising in C.S. Dag No.- 72, R.S. Dag No.- 192, L.R. Dag No.-201, under C.S. Khatian No.-749, R.S. Khatian No.-1997, L.R. Khatian No.-614,6115, having Municipal Holding No.-202(New), 1016 (old), Cal-Jessore Road, Premises No.-194, Jessore Road, P.O.- Motijheel, Kolkata-700074, under Ward No.-22, within South Dum Dum Municipality, under A.D.S.R.O. Cossipore- Dum Dum, under P.S.- Dum Dum, District- North 24-Parganas, morefully described in the Schedule "A" herein below and thus well seized and possessed of the same as without any interruption from any corner whatsoever free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

AND WHEREAS We have entered into an Agreement dated 26 / 10 / 2018 with "OM SAI DEVELOPERS" (PAN-AAFFO9508C), a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-

Chumki Guha Basak.

Chumki Guha Basak.

700 074, District-North 24-Parganas, represented by its Partners (1) **SRI MANISH AGARWAL (PAN-CCAPA1524M)**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700004, District-Kolkata, (2) **SRI RAJU BISWAS (PAN-ALUPB6184B)**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA (PAN- AJJPD8022B)**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith- Hindu, by occupation-Business, by Nationality-Indian, which was duly registered in the office of the A.D.S.R. Cossipore-Dum Dum and recorded as in Book No.-I, Volume No.-1506-2018, being **No.-1506-09410** for the year 2018, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in said agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint said (1) **SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700 004, District-Kolkata, (2) **SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith- Hindu, by occupation-Business, by Nationality-Indian, being the Partners of the Partnership Firm "**OM SAI DEVELOPERS**", a Partnership Firm, having its office at 353, Jessore Road,

Chandni Lata Basak

Chandni Lata Basak

P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 -Parganas, as our true and lawful Attorneys for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESS that We, said (1) **KRISHNA GUHA**, Wife of Late Asish alias Ashis Kumar Guha, (2) **ARUP GUHA**, son of Late Asish alias Ashis Kumar Guha, (3) **CHUMKI GUHA** alias **CHUMKI GUHA (BASAK)**, wife of Mr. Gour Basak, daughter of Late Asish alias Ashis Kumar Guha, all of 194, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700074, District- North 24-Parganas, and our respective legal representatives administrators, executors and assigns do hereby appoint and nominate aforesaid (1) **SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700 004, District-Kolkata, (2) **SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith- Hindu, by occupation-Business, by Nationality-Indian, as our true and lawful Attorneys for us in our names and on our behalf to do execute and perform all or any of the following Acts, deeds, matter and things jointly or severally that is to say:-

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorneys shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including

revised or new plans or Addition Plan, Alteration Plan and to submit the same before the South Dum Dum Municipal Authority concern for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the South Dum Dum Municipality upon giving proper acknowledgement and/or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax, GST Council and Income Tax Authority in respect of land and Tax Matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the **aforesaid Development Agreement** and also fully described in the Schedule "C" herein below and also for development work in respect of entire "A" Schedule property, which includes the Owners' Allocation, fully described in the Schedule "B" herein below and Developer's Allocation, fully described in the Schedule "C" herein below and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorneys and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and

appurtenances therein with any person or persons at the choice of our said Attorneys and/or in respect of said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorneys shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of said multi-storied building, which belongs to Developer's Allocation as per said Development Agreement as well as proportionate share in the land in said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collics, labourers, durwans and all other persons required for the construction supervision and all other works in connection with said multistoried building in said property at such wages, remuneration fees or other payments and no such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorneys shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for said multistoried building in said property .

9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of said property during the construction of said multistoried building.
10. In terms of the **aforesaid Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the **Developer's Allocation** as mentioned in the Development Agreement stated above as well as the proportionate share of the land in said property, for sale, lease, mortgage, transfer or disposal of **Developer's Allocation** on such terms and conditions as our said Attorneys shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to said property and/or said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the **Developer's Allocation** in the said property.

more fully described in the Schedule "C" herein below, and to give valid and effectual receipts and discharges for the same.

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, Advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise, all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorneys may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the

registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the **aforesaid Development Agreement** and other things, which our said Attorneys shall consider necessary for conveying said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us personally, severally or jointly.

17. Generally to do all other acts, deeds, matters and things whatsoever in and about said property and the affairs relating thereto as effectually as we, ourselves could do personally, severally or jointly.

18. We do hereby ratify and confirm and agree and covenant with our said Attorneys shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorneys.

- **THE SCHEDULE "A" ABOVE REFERRED TO**
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece and parcel of **BASTU** land measuring about 05(Five) Cottahs 02(Two) Chittacks 03(Three) sq. ft. more or less, together with Two-storied old dilapidated Building measuring **4264 sq. ft. more or less** (2132 sq. ft. on the Ground Floor and 2132 sq. ft. on the First Floor), **being 54 years old Building, being Cemented Flooring**, situated at Mouza- Satgachi, J.L. No.-20, Re Su No.-154, Touzi No.- 3083, comprising in C.S. Dag No.-72, R.S. Dag No.- 192, L.R. Dag No.-201, under C.S. Khatian No.-749, R.S. Khatian No.-1997, L.R. Khatian No.-614, 6115, having Municipal Holding No.-202(New), 1016 (old), Cal-Jessore Road, Premises No.-194, Jessore Road, P.O.-Motijheel, Kolkata-700074, under Ward No.-22, within South Dum Dum Municipality, under

A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District-North 24-Parganas, which is butted and bounded as follows: -

ON THE NORTH: - By Nagerbazar Road

ON THE SOUTH: - By Property of Tulshi Bala Dasi

ON THE EAST: - By Jessore Road

ON THE WEST: - By Property of Surama Bala Dasi

THE SCHEDULE 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)

OWNER'S ALLOCATION shall mean:- The Land Owners will get their Allocation on the Multi-storied Building is as follows: -

(A) (i) Entire Ground Floor (ii) Entire 2ND Floor (iii) 50% of the constructed area of the 4th Floor on the Back Side.

(B) In case of further sanction the Owners will get 30% of the constructed area of such additional Floor or Floors.

(C) In addition to that the Owners will get refundable amount as stated in the Development Agreement and the entire amount will be refunded at the time providing copy of Completion Certificate/ Occupancy Certificate in favour of the Owners by the Developer.

(D) All the owners will get shifting in Two Nos. of tenanted 2BHK Flats in the nearby locality, whose rent will be provided by the Developer, from the date of handover of physical possession of the land and structure in favour of the Developer to till date of handing over Owners' Allocation in the newly constructed Building.

THE SCHEDULE "C" ABOVE REFERRED TO -
(DEVELOPER'S ALLOCATION)

DEVELOPERS/PROMOTERS ALLOCATION shall mean the remaining constructed area after providing for Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 26th day of October —, 2018 A.D.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES: -

1. *Smelip Varma*
B. Ram Chandra Murthy
104 West-01,

Krishna Guha

Arup Guha

Chandee Gupta Basak

SIGNATURE OF THE EXECUTANTS

Accepted by us: -
OM SAI DEVELOPERS

Manish Agarwal

Partners'

OM SAI DEVELOPERS

Rajee Biswas

OM SAI DEVELOPERS

Partners'

Janani Datta

Partners'

SIGNATURE OF THE ATTORNEYS

Drafted by me as per instruction of the parties hereto

and Prepared in my office: -

Kousik Saha
Advocate

Advocate

WB-1699/2001

KOUSIK SAHA

Advocate

District Judges' Court, Barasat
North 24 Parganas

PAGE NO
SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants / Presentants



Krishna Guha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb



11/2/2012 Sun

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb



Chandni Gupta Borsali

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb

Signature of the
 Executants / Presentants



Manish Agawal

Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

Ring

Little

(Right Hand)



Little

Ring

Middle

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Ring

Little

(Right Hand)



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

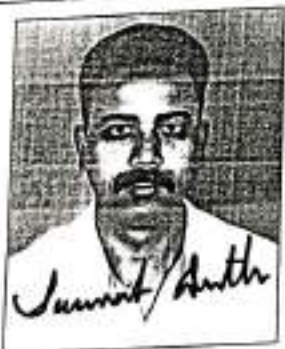
Ring

Little

(Right Hand)



Raju Biswas



Saurabh Anith

Land Details as per Land Record

District: North 24-Parganas, P S - Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 614	Owner:আশীষ কুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 614	Owner:আশীষ কুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 614	Owner:আশীষ কুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 6115	Owner:সুকুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 6115	Owner:সুকুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 201(Corresponding RS Plot No:- 192), LR Khatian No:- 6115	Owner:সুকুমার গুহ, Gurdian:উমাপদ গু, Address:নিজ, Classification:বান্ড, Area:0.04 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150609419 / 2018

On 26-10-2018

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 12:25 hrs on 26-10-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs CHUMKI GUHA Alias Mrs CHUMKI GUHA (BASAK), 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 2,38,35,768/-

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



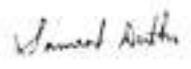
Execution is admitted on 26/10/2018 by 1. Mrs KRISHNA GUHA, Wife of Late Asish Alias Ashis Kumar Guha, 194, Jessore Road, P.O: Motjheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 2. Mr ARUP GUHA, Son of Late Asish Alias Ashis Kumar Guha, 194, Jessore Road, P.O: Motjheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 3. Mrs CHUMKI GUHA, Alias Mrs CHUMKI GUHA (BASAK), Daughter of Late Asish Alias Ashis Kumar Guha, 194, Jessore Road, P.O: Motjheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Major Information of the Deed :- I-1506-09419/2018-26/10/2018

02/11/2018 Query No:-15061000278143 / 2018 Deed No : I - 150609419 / 2018, Document is digitally signed.

Page 27 of 29

----- 02/11/2018, Document is digitally signed.

Name	Photo	Finger Print	Signature
Mr SAMRAT DUTTA Son of Mr Panchu Gopal Dutta Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office	 Oct 26 2018 12:48PM	 LTI 26/10/2018	 26/10/2018
50, R.N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJJPD8022B Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)			

Identifier Details :

Name & address	
Gour Basak Son of Late Bhola Nath Basak 194 Jessore Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs KRISHNA GUHA, Mr ARUP GUHA, Mrs CHUMKI GUHA, Mr MANISH AGARWAL, Mr RAJU BISWAS, Mr SAMRAT DUTTA	26/10/2018
<i>Gour Basak</i>	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA GUHA	OM SAI DEVELOPERS-1.42771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ARUP GUHA	OM SAI DEVELOPERS-1.42771 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs CHUMKI GUHA	OM SAI DEVELOPERS-1.42771 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA GUHA	OM SAI DEVELOPERS-1.42771 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr ARUP GUHA	OM SAI DEVELOPERS-1.42771 Dec



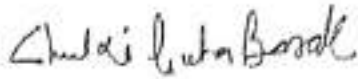
Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs CHUMKI GUHA	OM SAI DEVELOPERS-1.42771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA GUHA	OM SAI DEVELOPERS-1421.33333300 Sq Ft
2	Mr ARUP GUHA	OM SAI DEVELOPERS-1421.33333300 Sq Ft
3	Mrs CHUMKI GUHA	OM SAI DEVELOPERS-1421.33333300 Sq Ft



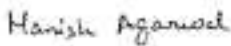


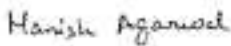


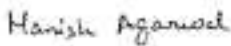









Major Information of the Deed :- I-1506-09419/2018-26/10/2018

Name	Photo	Fingerprint	Signature
Mrs CHUMKI GUHA, (Alias: Mrs CHUMKI GUHA (BASAK)) (Presentant) Daughter of Late Asish Alias Ashis Kumar Guha Executed by: Self, Date of Execution: 26/10/2018 Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office	 26/10/2018	 LTI 26/10/2018	 26/10/2018
194, Jessore Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADXPG4147N, Status :Individual, Executed by: Self, Date of Execution: 26/10/2018 Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM SAI DEVELOPERS 353, Jessore Road, P.O - Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 , PAN No.:: AFFO9508C, 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 MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office </td> <td>  Oct 26 2018 12:47PM </td> <td>  LTI 26/10/2018 </td> <td>  26/10/2018 </td> </tr> </tbody> </table> <p>20, Ramdhan Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCAPA1524M Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office	 Oct 26 2018 12:47PM	 LTI 26/10/2018	 26/10/2018
Name	Photo	Finger Print	Signature						
Mr MANISH AGARWAL Son of Mr Bajrang Agarwal Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office	 Oct 26 2018 12:47PM	 LTI 26/10/2018	 26/10/2018						
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 RAJU BISWAS Son of Mr Alope Biswas Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office </td> <td>  Oct 26 2018 12:48PM </td> <td>  LTI 26/10/2018 </td> <td>  26/10/2018 </td> </tr> </tbody> </table> <p>21, Nagerbazar Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALUPB6184B Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr RAJU BISWAS Son of Mr Alope Biswas Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office	 Oct 26 2018 12:48PM	 LTI 26/10/2018	 26/10/2018
Name	Photo	Finger Print	Signature						
Mr RAJU BISWAS Son of Mr Alope Biswas Date of Execution - 26/10/2018, , Admitted by: Self, Date of Admission: 26/10/2018, Place of Admission of Execution: Office	 Oct 26 2018 12:48PM	 LTI 26/10/2018	 26/10/2018						

Major Information of the Deed :- I-1506-09419/2018-26/10/2018

Major Information of the Deed

Deed No :	I-1506-09419/2018	Date of Registration	26/10/2018
Query No / Year	1506-1000278143/2018	Office where deed is registered	
Query Date	26/10/2018 11:59:30 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kousik Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, 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. 2,38,35,768/-		
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]:- 150609410/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-201	LR-614	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
L2	LR-201	LR-614	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
L3	LR-201	LR-614	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
L4	LR-201	LR-6115	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
L5	LR-201	LR-6115	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
L6	LR-201	LR-6115	Bastu	Bastu	623 Sq Ft		36,34,173/-	Property is on Road Adjacent to Metal Road,
TOTAL :					8.5663Dec	0 /-	218,05,038 /-	
Grand Total :					8.5663Dec	0 /-	218,05,038 /-	

Major Information of the Deed :- I-1506-09419/2018-26/10/2018

Details :



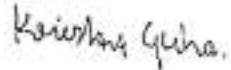


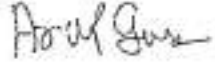
Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	4264 Sq Ft.	0/-	20,30,730/-	Structure Type: Structure

Gr. Floor, Area of floor : 2132 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2132 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	4264 sq ft	0/-	20,30,730 /-
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Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mrs KRISHNA GUHA Wife of Late Asish Alias Ashis Kumar Guha Executed by: Self, Date of Execution: 26/10/2018 , Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office	 <small>26/10/2018</small>	 <small>26/10/2018</small>	 <small>26/10/2018</small>
194, Jessore Road, P.O:- Motjheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNEPG7659B, Status :Individual, Executed by: Self, Date of Execution: 26/10/2018 , Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office				
2	Mr ARUP GUHA Son of Late Asish Alias Ashis Kumar Guha Executed by: Self, Date of Execution: 26/10/2018 , Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office	 <small>26/10/2018</small>	 <small>26/10/2018</small>	 <small>26/10/2018</small>
194, Jessore Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALOPG1419J, Status :Individual, Executed by: Self, Date of Execution: 26/10/2018 , Admitted by: Self, Date of Admission: 26/10/2018 ,Place : Office				

Major Information of the Deed :- I-1506-09419/2018-26/10/2018

Identified by Gour Basak, . . Son of Late Bhola Nath Basak, 194 Jessore Road, P.O: Motijheel, Thana: Dum Dum, .
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

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

Execution is admitted on 26-10-2018 by Mr MANISH AGARWAL, Partner, OM SAI DEVELOPERS, 353, Jessore
Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Identified by Gour Basak, . . Son of Late Bhola Nath Basak, 194 Jessore Road, P.O: Motijheel, Thana: Dum Dum, .
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

Execution is admitted on 26-10-2018 by Mr RAJU BISWAS, Partner, OM SAI DEVELOPERS, 353, Jessore Road,
P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Identified by Gour Basak, . . Son of Late Bhola Nath Basak, 194 Jessore Road, P.O: Motijheel, Thana: Dum Dum, .
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

Execution is admitted on 26-10-2018 by Mr SAMRAT DUTTA, Partner, OM SAI DEVELOPERS, 353, Jessore Road,
P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Identified by Gour Basak, . . Son of Late Bhola Nath Basak, 194 Jessore Road, P.O: Motijheel, Thana: Dum Dum, .
North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
paid by Cash Rs 21/-

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 14029, Amount: Rs.100/-, Date of Purchase: 10/10/2018, Vendor name: S
Chatterjee

Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-09419/2018-26/10/2018

11/2018 Query No:-15061000278143 / 2018 Deed No :I - 150609419 / 2018, Document is digitally signed

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 1506-2018, Page from 427159 to 427187
g No 150609419 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.11.02 13:29:25 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 02/11/2018 13:29:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)