

S-02770/23

2767/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AP 308132

12/06/23
11:46 AM
Q 15/11/2023

A.D.S.R. Gupta
South 24 Parganas

2 JUN 2023

**** DEVELOPMENT POWER OF ATTORNEY ****

KNOW ALL MEN BY THESE PRESENTS THAT WE, 1) DR. DEBABRATA BARMON, (PAN. - AGUPB9956G) (AADHAAR NO. - 2145 6797 9841) son of Late Dinesh Chandra Barmon, by faith - Hindu, by nationality - Indian, by occupation - Doctor, residing at - House No. - 8, Bye Lane, 12, Lachit Nagar, Guwahati, P.O. - Ulubari, Police Station - Paltan Bazar, Pin No. - 781007, District - Kamrup (M), State - Assam, 2) MR. SUBRATA BARMAN, (PAN. - ACTPB5764B) (AADHAAR NO. - 7496 6528 0901) son of Late Dinesh Chandra

8 JUN 2023

14144

No.....Rs.100/- Date.....

Name : P. Pradhan, Advocate

Address : Alipore Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

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A.D.S.R. Office
South 24 Parganas

10 2 JUN 2023

Tijan Thomas
C/O K.J. Thomas
22/4/1A, Prarabandha Road
Garia, Kol-84
Business

Barmon, by faith - Hindu, by nationality - Indian, by occupation – service, residing at – EH-II-201, Eldeco Utopia, Sector 93A, Expressway P.O. – Maharishi Nagar, Police Station – Phase - II, Pin No. - 201303, District – Gautam Budha Nagar, State – Uttar Pradesh, 3) **MR. SUDIPTA BARMAN**, (PAN. – AFYPB6004L) (AADHAAR NO. – 3358 6856 4797) son of Late Dinesh Chandra Barmon, by faith - Hindu, by nationality - Indian, by occupation – business, residing at – House No. – 8, Bye Lane, 12, Lachit Nagar, Guwahati, P.O. – Ulubari, Police Station – Paltan Bazar, Pin No. - 781007, District – Kamrup (M), State – Assam, 4) **DR. SATIRTHA BARMAN**, (PAN. – ASVPB1707G) (AADHAAR NO. – 2706 8798 8853) son of Late Dinesh Chandra Barman, by faith - Hindu, by nationality - Indian, by occupation – Doctor, residing at – House No. – 19, Kushal Konwar Road, Fatashil Ambari, P.O. – Fatashil Ambari, Police Station – Fatashil Ambari, Guwahati, Pin No. - 781025, District – Kamrup (M), State – Assam, hereinafter call and referred to as the **LAND OWNERS/EXECUTANTS** send greetings :-

WHEREAS we are the absolute Owners of **ALL THAT** piece and parcel of Bagan land measuring an area 05 Cottahs 14 Chattaks 00 Sq. Ft. together with 200 Sq. Ft. tile shed structure, be the same a little more or less, lying and situated at Mouza – Barhans Fartabad, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in R.S. Dag No. – 878 corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding No. - 635, Kalitala, under Ward No. – 29, Police Station – Sonarpur now Narendrapur, Additional District Sub Registrar office at Garia, Kolkata – 700084, in the District of South 24 Parganas, by way of inheritance of deceased father and mother Dinesh Chandra Barmon alias Dinesh Chandra Barman and Smt. Taru Barmon alias Taru Barman, morefully and particularly described in the schedule herein below.

AND WHEREAS for the purposes of development of the aforesaid property as and by way of construction of a new building on the said plot of land/premises, we have entered into a registered Development Agreement on 12th day of June, 2023 registered at the office of the Additional District Sub-Registrar at Garia, South 24 Parganas and recorded in its Book No. - 1, Being No. - 16870.276.0 for the year 2023 with "**ASHIYAANA CONSTRUCTION**", (PAN. - ABIFA2501K) a partnership firm, having its office at 22/4/1A, Pranabananda Road, P. O. - Garia, Police Station - Patuli, Kolkata - 700084, District - South 24 Parganas, represented by its partners, namely **1) MR. BIJAN THOMAS**, (PAN. - AIRPT3609B) (AADHAAR NO. - 7278 9667 3406), son of Mr. K. J. Thomas, by faith - Christian, by nationality - Indian, by occupation- business, residing at - 22/4/1A, Pranabananda Road, P. O. - Garia, Police Station - Patuli, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **2) MR. KARTICK GHOSH**, (PAN. - AJQPG4259E) (AADHAAR NO. - 3541 6880 1800), son of Late Niranjan Ghosh, by faith - Hindu, by nationality - Indian, by occupation- business, residing at - Fartabad, Ganguly Para, P. O. - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **3) MR. PRABIR ROY**, (PAN. - AEGPR3196G) (AADHAAR NO. - 7188 6402 9821), son of Late Narendra Nath Roy, by faith - Hindu, by nationality - Indian, by occupation- business, residing at - Ankur Apartment, Flat No. - 3/A, Ground Floor, Garia Station Road, Kalitala, Kayal Para, P. O. - Garia, Police Station - Sonarpur, now Narendrapur, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **4) SRI SIDDESHWAR MONDAL**, (PAN. - AUVPM2175K) (AADHAAR NO. - 9676 6151 8984) son of Late Gopi Chandra Mondal alias Gopi Charan Mondal, by faith - Hindu, by nationality - Indian, by occupation - business, residing at Kalitala, Garia Station Road, P.O. - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **5) SRI MILAN MONDAL**, (PAN. - AUVPM2176L) (AADHAAR NO. - 6786 3019

Debabrata Basu

7634) son of Sri Swapan Mondal, by faith - Hindu, by nationality - Indian, by occupation - business, residing at Kalitala, Garia Station Road, P.O. - Garia, Police Station - Sonarpur, now Narendrapur, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, as the Developer of the said property on the terms, conditions and covenants therein contained.

AND WHEREAS in terms of the said Development Agreement dated 12th day of June, 2023 and as well as to facilitate the said Developers **1) MR. BIJAN THOMAS**, son of Mr. K. J. Thomas, **2) MR. KARTICK GHOSH**, son of Late Nirranjan Ghosh, **3) MR. PRABIR ROY**, son of Late Narendra Nath Roy, **4) SRI SIDDESHWAR MONDAL**, son of Late Gopi Chandra Mondal alias Gopi Charan Mondal, **5) SRI MILAN MONDAL**, son of Sri Swapan Mondal, are the partners of "**ASHIYAANA CONSTRUCTION**", a partnership firm, having its office at 22/4/1A, Pranabananda Road, P. O. - Garia, Police Station - Patuli, Kolkata - 700084, District - South 24 Parganas, to complete the development work/construction work of the new building at the schedule premises, it is expedient on our part to grant and/or execute a Development Power of Attorney in favour of the said Developer as aforesaid, in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, that we, the Owners/Executants herein do hereby appoint, nominate and constitute the aforesaid **1) MR. BIJAN THOMAS**, son of Mr. K. J. Thomas, residing at - 22/4/1A, Pranabananda Road, P. O. - Garia, Police Station - Patuli, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **2) MR. KARTICK GHOSH**, son of Late Nirranjan Ghosh, residing at - Fartabad, Ganguly Para, P. O. - Garia, Police Station - Sonarpur now Narendrapur, Kolkata - 700084, District - South 24 Parganas, State - West Bengal, **3) MR. PRABIR ROY**, son of Late Narendra Nath Roy, residing at - Ankur Apartment, Flat No. - 3/A, Ground Floor, Garia Station Road, Kalitala, Kayal Para, P. O. - Garia, Police

Station – Sonarpur, now Narendrapur, Kolkata – 700084, District – South 24 Parganas, State – West Bengal, 4) SRI SIDDESHWAR MONDAL, son of Late Gopi Chandra Mondal alias Gopi Charan Mondal, residing at Kalitala, Garia Station Road, P.O. – Garia, Police Station – Sonarpur now Narendrapur, Kolkata - 700084, District – South 24 Parganas, State – West Bengal, 5) SRI MILAN MONDAL, son of Sri Swapan Mondal, residing at Kalitala, Garia Station Road, P.O. – Garia, Police Station – Sonarpur, now Narendrapur, Kolkata - 700084, District – South 24 Parganas, State – West Bengal, are the partners of “ASHIYAANA CONSTRUCTION”, a partnership firm, having its office at 22/4/1A, Pranabananda Road, P. O. – Garia, Police Station - Patuli, Kolkata – 700084, District – South 24 Parganas, to be our true and lawful attorney, in our name and on behalf of us to do the following acts, deeds and things in respect of the schedule property. During construction and handover /sale/transfer of the new building at the schedule premises, in line with the Development Agreement dated 12.06.2023.

- (i) To look-after, manage, control and supervise the day to day affairs, in respect of our property mentioned in the schedule hereunder written for in our name and on our behalf.
- (ii) To appear and represent us before any Municipality Authority, Local Bodies, Treasury, Revenue Office, Police Authorities, Settlement Office, Electricity, Telephone and other Government and Semi Government Offices etc. in relation of our schedule property.
- (iii) To apply for mutation in our names to the authority of Municipality as well as B.L. & L.R.O. and to sign and submit necessary papers and documents to the authority regarding the mutation in respect of the Schedule property.

(iv) To apply for and obtaining electric and water connection in connection with the schedule property as well as sanction plan, boundary declaration and any other documents from any concerned authority.

(v) To appoint Engineer, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.

(vi) To represent on our behalf before the District Judge, Civil Judge (Sr. & Jr. Division.) or any others Court, in original or Appellate Jurisdiction, file plaints, written statements, Memo of Appeals and to receive all summons and other process of law, in respect of the property mentioned in the schedule herein below.

(vii) To pay revenue, all rates and taxes and other outgoing whatsoever to the appropriate authorities concern for and on account of the said property and similarly to receive all incoming and receivables for and on account of the said property, in our names and on our behalf.

(viii) On our behalf to engage Pleaders, Advocates and Solicitors and to discharge our services.

(ix) To enter into any agreement for sale with the intending purchaser/ purchasers and to receive the earnest money and/or advance/advances from the intending purchasers regarding the transfers and/or sale of all the four flats and parking space of the said building as being mentioned in the Development Agreement being no. 1627.0.2.760 for the year 2023 from the Developer's allocation only, without any liabilities on the land Owner's share of four equal flats, one each in every floor in the front portion, west side and four car parking space, on the ground floor, of the said building.

(x) To receive the total consideration money from the purchaser/purchasers for transferring the entire Developers' portion only as per Development Agreement which

Debabrata Banerjee

is executed by us in respect of the schedule mentioned property and to execute the sale deed or deed of conveyance and to sign the said sale deed and to submit the same before the concerned registering officer for registration and to give valid receipt and discharge the same.

(xi) This power of attorney is valid for a period of forty eight months and thereafter it will be revoked /cancelled automatically.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever in respect of our said property or affairs ancillary or incidental thereto as fully and effectually which we, the Owners could have done lawfully under our own hands and seals if we are present personally.

Be it specifically stated that the schedule property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the local authority for transferred the said land/flat in question and if restriction prevail, in that event principal will be held responsible for that.

I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever other act or acts our said Constituted Attorney will law-fully do or execute to be done in respect of the said property from their allocation as per Development Agreement.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bagan land measuring an area 05 Cottahs 14 Chattaks 00 Sq. Ft. together with 200 Sq. Ft. tile shed structure, be the same a little more or less, lying and situated at **Mouza – Barhans Fartabad**, J.L. No. - 47, Pargana – Medanmalla, R.S. No. - 7, Touzi No. - 109, recorded in **R.S. Dag No. – 878** corresponding to R.S. Khatian No. – 249, within the jurisdiction of Rajpur Sonarpur Municipality, being Municipal Holding No. - 635, Kalitala, under Ward No. – 29,

Police Station – Sonarpur now Narendrapur, Additional District Sub Registrar office at Garia, Kolkata – 700084, in the District of South 24 Parganas, being butted and bounded in the manner following :

NORTH : R.S. Dag No. – 875.

SOUTH : 7 feet wide common passage.

WEST : Kalitala Garia station Road.

EAST : R.S. Dag No. – 877 and house of K.P. Dey.

IN WITNESSETH WHEREOF We, the executants and attorney hereto, have set and subscribed our hand, seal and signature on this the 12th day of June, 2023.

SIGNED, SEALED AND DELIVERED

In presence of:-

WITNESSES:-

1. *Lijana Thomas*
22/4/1A, Pravarakanada Road
Garia. Kol-84

Debabrata Barman
Subrata Barman
Sudipta Barman
Satish Barman

SIGNATURE OF THE
EXECUTANTS

2. *Surajit Lal*
Advocate
Alipore Judges Court

ASHIYAANA CONSTRUCTION
Bijoy Thomas
Partner

ASHIYAANA CONSTRUCTION
Prabin Roy *Kartick Ghosh*
Partner Partner

ASHIYAANA CONSTRUCTION
Siddeshwar Mondal
Partner

SIGNATURE OF THE
ATTORNEYS Accepted by us,
Milan Mondal
Partner

Drafted and prepared by me :

Pradip Pradhan
Advocate,
Alipore Judges Court
Kolkata - 700027.
NB-1868/02



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DEBABRATA BARMON

Signature Debabrata Barmon

(PAN - AGUPB9956G)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA BARMAN

Signature Subrata Barman

(PAN - ACTPB5764B)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUDIPTA BARMAN

Signature Sudipta Barman

(PAN - AFYPB6004E)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SATIRTHA BARMAN

Signature Satirtha Barman

(PAN - ASVPB1707G)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIJAN THOMAS

(PAN - AIRPT3609B)

Signature Bijan Thomas

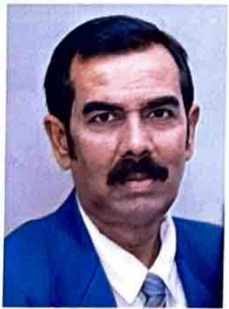


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left hand					
right hand					

Name Kartick Ghosh

(PAN - AVBPG4259B)

Signature Kartick Ghosh



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRABIR ROY

(PAN - ABGPR3196G)

Signature Prabir Roy



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SIDDESHWAR MONDAL

(PAN - BUVPM2175K)

Signature Siddeshwar Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MILAN MONDAL (PAN - AUVPM2176L)
Signature Milan Mondal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name
Signature

Major Information of the Deed

Deed No :	I-1629-02767/2023	Date of Registration	12/06/2023
Query No / Year	1629-8001511005/2023	Office where deed is registered	
Query Date	12/06/2023 11:22:58 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradip Pradhan Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240295311, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 95,71,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162902760/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kalitala Road (Garia Station Road), Mouza: Barhans Fartabad, , Ward No: 29, Holding No:635 Pin Code : 700084



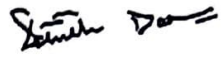
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-878	RS-249	Bastu	Bagan	5 Katha 14 Chatak	1/-	95,17,499/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					9.6938Dec	1 /-	95,17,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Principal Details :






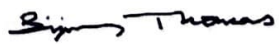
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr DEBABRATA BARMON (Presentant) Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023
	8, BYE LANE, 12 LACHIT NAGAR, GUWAHATI, City:- , P.O:- ULUBARI, P.S:-PALTAN BAZAR, District:-Kamrup, Assam, India, PIN:- 781007 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AGxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
2	Name Mr SUBRATA BARMAN Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023
	EH-II-201, ELDECO UTOPIA, Block/Sector: 93A, EXPRESSWAY, City:- , P.O:- MAHARISHI NAGAR, P.S:-PHASE-II, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
3	Name Mr SUDIPTA BARMAN Son of Late DINESH CHANDRA BARMON Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023
	8, BYE LANE, 12, LACHIT NAGAR, GUWAHATI, City:- , P.O:- ULUBARI, P.S:-PALTAN BAZAR, District:-Kamrup, Assam, India, PIN:- 781007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Dr SATIRTHA BARMAN Son of Late DINESH CHANDRA BARMAN Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
12/06/2023	LTI 12/06/2023	12/06/2023	
19, KUSHAL KONWAR ROAD, FATASHIL AMBARI, City:- , P.O:- FATASHIL AMBARI, P.S:-FATASIL AMBARI, District:-Kamrup, Assam, India, PIN:- 781025 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ASxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			



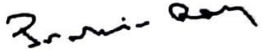





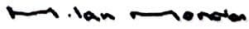
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASHIYAANA CONSTRUCTION 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ABxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



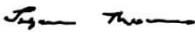
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KARTICK GHOSH Son of Late NIRANJAN GHOSH Date of Execution - 12/06/2023 , , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
	Jun 12 2023 12:09PM	LTI 12/06/2023	12/06/2023	
FARTABAD GANGULY PARA, City:- , 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.:: AJxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr BIJAN THOMAS Son of Mr K J THOMAS Date of Execution - 12/06/2023 , , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
	Jun 12 2023 12:08PM	LTI 12/06/2023	12/06/2023	

22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr PRABIR ROY Son of Late NARENDRA NATH ROY Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 12:13PM	LTI 12/06/2023	12/06/2023
ANKUR APARTMENT, GARIA STATION ROAD, KALITALA KAYAL PARA, Flat No: 3/A,, City:- , 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.:: AExxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr SIDDESHWAR MONDAL Son of Late GOPI CHANDRA ALIAS GOPI CHARAN MONDAL Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 12:13PM	LTI 12/06/2023	12/06/2023
KALITALA, GARIA STATION ROAD, City:- , 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.:: AUxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)				
5	Name	Photo	Finger Print	Signature
	Mr MILAN MONDAL Son of Mr SWAPAN MONDAL Date of Execution - 12/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 12:14PM	LTI 12/06/2023	12/06/2023
KALITALA, GARIA STATION ROAD, City:- , 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.:: AUxxxxxx6L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIYAANA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jijan Thomas Son of Mr K J Thomas 22/4/1A, Pranabananda Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	12/06/2023	12/06/2023	12/06/2023
Identifier Of Dr DEBABRATA BARMON, Mr SUBRATA BARMAN, Mr SUDIPTA BARMAN, Dr SATIRTHA BARMAN, Mr KARTICK GHOSH, Mr BIJAN THOMAS, Mr PRABIR ROY, Mr SIDDESHWAR MONDAL, Mr MILAN MONDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr DEBABRATA BARMON	ASHIYAANA CONSTRUCTION-2.42344 Dec
2	Mr SUBRATA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec
3	Mr SUDIPTA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec
4	Dr SATIRTHA BARMAN	ASHIYAANA CONSTRUCTION-2.42344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr DEBABRATA BARMON	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
2	Mr SUBRATA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
3	Mr SUDIPTA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft
4	Dr SATIRTHA BARMAN	ASHIYAANA CONSTRUCTION-50.00000000 Sq Ft

On 12-06-2023

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 11:46 hrs on 12-06-2023, at the Office of the A.D.S.R. GARIA by Dr DEBABRATA BARMON , 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 95,71,499/-

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

Execution is admitted on 12/06/2023 by 1. Dr DEBABRATA BARMON, Son of Late DINESH CHANDRA BARMON, 8, BYE LANE, 12 LACHIT NAGAR, GUWAHATI, P.O: ULUBARI, Thana: PALTAN BAZAR, , Kamrup, ASSAM, India, PIN - 781007, by caste Hindu, by Profession Professionals, 2. Mr SUBRATA BARMAN, Son of Late DINESH CHANDRA BARMON, EH-II-201, ELDECO UTOPIA, Sector: 93A, EXPRESSWAY, P.O: MAHARISHI NAGAR, Thana: PHASE-II, , Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201303, by caste Hindu, by Profession Service, 3. Mr SUDIPTA BARMAN, Son of Late DINESH CHANDRA BARMON, 8, BYE LANE, 12, LACHIT NAGAR, GUWAHATI, P.O: ULUBARI, Thana: PALTAN BAZAR, , Kamrup, ASSAM, India, PIN - 781007, by caste Hindu, by Profession Business, 4. Dr SATIRTHA BARMAN, Son of Late DINESH CHANDRA BARMAN, 19, KUSHAL KONWAR ROAD, FATASHIL AMBARI, P.O: FATASHIL AMBARI, Thana: FATASIL AMBARI, , Kamrup, ASSAM, India, PIN - 781025, by caste Hindu, by Profession Professionals

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 12-06-2023 by Mr SIDDESHWAR MONDAL, PARTNER, ASHIYAANA CONSTRUCTION, 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 12-06-2023 by Mr MILAN MONDAL, PARTNER, ASHIYAANA CONSTRUCTION, 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 12-06-2023 by Mr KARTICK GHOSH, PARTNER, ASHIYAANA CONSTRUCTION, 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 12-06-2023 by Mr BIJAN THOMAS, PARTNER, ASHIYAANA CONSTRUCTION, 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 12-06-2023 by Mr PRABIR ROY, PARTNER, ASHIYAANA CONSTRUCTION, 22/4/1A, PRANABANANDA ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Jijan Thomas, , , Son of Mr K J Thomas, 22/4/1A, Pranabananda Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14144, Amount: Rs.100.00/-, Date of Purchase: 08/06/2023, Vendor name: Subhankar Das



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 75049 to 75068

being No 162902767 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2023.06.14 15:28:00 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/06/14 03:28:00 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
