

15342/23

14676/23



पश्चिम बंगाल WEST BENGAL

AP 791928

27/09/23

0.8-2419390/23

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-pargana.

12 SEP 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT

Contd.... P/2

29322

20 SEP 2023

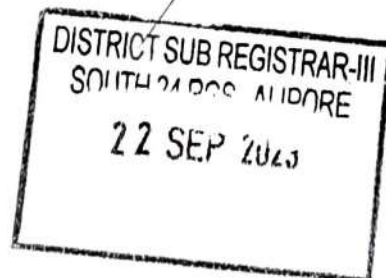
SL. No. Date.

Rs.

Name. Sahalam Braji & Another

Address. 1431, Brahmapur Battala Bazar, K.M. 76.

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



Ashis Halder
S/o Mr. Khokan Halder
Alipore Police Court
Kol-27

We, **(1) MR. BUDDHADEB KUNDU (PAN - AKFPK1230K) (AADHAR No: 6814 6135 2283)**, son of Brahma Nanda Kundu, by Occupation - Retired Person, residing at 394, Brahmapur Battala, Post Office - Brahmapur, Police Station - Bansdroni, Kolkata - 700096, District: South 24 Parganas, **(2) MR. RADHA BALLAV KUNDU (PAN - BGLPK9793G) (AADHAR No: 4848 2988 9237)**, son of Brahama Nanda Kundu, by Occupation - Service, residing at 392/2, Brahmapur Road, Gouri Kunj, 3rd Floor, Post Office - Brahmapur, Police Station - Bansdroni, Kolkata - 700096, District: South 24 Parganas and **(3) MR. SAROJ KUMAR GHOSH (PAN - ADXPG3506H) (AADHAR No: 5406 3413 4534)**, son of Late Bishnu Pada Ghosh, by Occupation - Retired Person, residing at 10/60A, Netaji Nagar, Post Office - Regent Park, Police Station - Netaji Nagar, Kolkata - 700040, District: South 24 Parganas, all by faith - Hindu, all by nationality - Indian, hereinafter jointly and severally called and referred to as the **LAND OWNERS / PRINCIPALS / EXECUTERS, SEND GREETINGS.**

WHEREAS we are the absolute owners of ALL THAT piece and parcel of Bastu land, measuring about 04 (Four) Cottahs 09 (Nine) Chittaks 05 (Five) Sq.ft., be the same and/or a little more or less, together with 250 (two Hundred Fifty) Square Feet RT shed kancha structure standing thereon, comprising in R.S. & L.R. Dag No. 541, appertaining to R.S. Khatian No 464, L.R. Khatian No. 2937 & 2938, of Mouza - Brahmapur, J.L. No. - 48, under Collectorate's Touzi No. - 60, Recorded as Revenue Survey No. - 169, Pargana: Magura, being the Scheme Plot Nos. 112 and 113, being known

and numbered as Kolkata Municipal Corporation Premises No. 636, Brahmapur, having mailing address 394, Brahmapur Battala, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then Regent Park now Bansdrone, Post Office – Brahmapur, Kolkata – 700096, within the limits of K.M.C. Ward No. 111 (Jadavpur Unit, Borough-XI), vide Assessee No. 311110606362, Sub-Registry Office A.D.S.R Alipore, in the District: South 24-Parganas, with all easements rights, amenities and facilities appertaining thereto, the description of which is mentioned in the Schedule written hereunder.

AND WHEREAS we have entered into a registered Development Agreement with **M/S. EVER GREEN ABASH (PAN – AAEFE6215D)**, a Partnership Firm, having its office at 1431, Brahmapur Battala Bazar, Post Office – Brahmapur, Police Station – Bansdrone, Kolkata – 700096, represented by its Partners **(1) MR. SAHALAM GAZI (PAN – ADYPG0942N) (AADHAR No.: 6841 2799 9158)**, son of Late Rahamat Ali Gazi, by faith – Islam, by Occupation – Business, by nationality – Indian, residing at 1431, Brahmapur Battala Bazar, Post Office – Brahmapur, Police Station – Bansdrone, Kolkata – 700096, District: South 24 Parganas and **(2) MR. SABIR ALI MONDAL (PAN – ALLPM6901A) (AADHAR No.: 2691 2152 5973)**, son of Late Rawshan Ali Mondal, by faith – Islam, by Occupation – Business, by nationality – Indian, residing at Joykrishnapur Chairi, Post Office – Bonhooghly, Police Station – Narendrapur previously Sonarpur, Kolkata – 700103, District: South 24 Parganas, for development of our

Schedule below mentioned property and to construct a G+3 Storied Building with Lift Facility upon the said premises in accordance with the Building plan as to be prepared by the Licensed Architect / Technical Person and as may be sanctioned by the Kolkata Municipal Corporation and the said development Agreement was executed on22.09.2023..... and registered at the Office of the District Sub Registrar-III, South 24 Parganas at Alipore and recorded as Being Deed No.160314669....., for the Year 2023.

AND WHEREAS in terms of the above referred registered Development Agreement and as well as to facilitate the said Developer to complete the development work / construction work of the proposed G+3 Storied Building with Lift Facility at the said K.M.C. Premises Number 636, Brahmapur, having mailing address 394, Brahmapur Battala, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then Regent Park now Bansdronei, Post Office - Brahmapur, Kolkata - 700096, within the limits of K.M.C. Ward No. 111, District: South 24 Parganas, having Assessee Number: 311110606362, it is expedient on our part to grant and/or execute a Development Power of Attorney in favour of said Developer, as aforesaid, in the manner hereinafter appearing.

NOW KNOW YE BY THESE PRESENTS, we, **(1) MR. BUDDHADEB KUNDU (PAN - AKFPK1230K) (AADHAR No: 6814 6135 2283)**, son of Brahma Nanda Kundu, by Occupation - Retired Person, residing at 394, Brahmapur Battala, Post Office - Brahmapur, Police Station - Bansdronei,

Kolkata - 700096, District: South 24 Parganas, **(2) MR. RADHA BALLAV KUNDU** (PAN - BGLPK9793G) (AADHAR No: 4848 2988 9237), son of Brahama Nanda Kundu, by Occupation - Service, residing at 392/2, Brahmapur Road, Gouri Kunj, 3rd Floor, Post Office - Brahmapur, Police Station - Bansdrone, Kolkata - 700096, District: South 24 Parganas and **(3) MR. SAROJ KUMAR GHOSH** (PAN - ADXPG3506H) (AADHAR No: 5406 3413 4534), son of Late Bishnu Pada Ghosh, by Occupation - Retired Person, residing at 10/60A, Netaji Nagar, Post Office - Regent Park, Police Station - Netaji Nagar, Kolkata - 700040, District: South 24 Parganas, all by faith - Hindu, all by nationality - Indian, jointly and severally do hereby and hereunder nominate, constitute and appoint **M/S. EVER GREEN ABASH** (PAN - AAEFE6215D), a Partnership Firm, having its office at 1431, Brahmapur Battala Bazar, Post Office - Brahmapur, Police Station - Bansdrone, Kolkata - 700096, represented by its Partners **(1) MR. SAHALAM GAZI** (PAN - ADYPG0942N) (AADHAR No.: 6841 2799 9158), son of Late Rahamat Ali Gazi, by faith - Islam, by Occupation - Business, by nationality - Indian, residing at 1431, Brahmapur Battala Bazar, Post Office - Brahmapur, Police Station - Bansdrone, Kolkata - 700096, District: South 24 Parganas and **(2) MR. SABIR ALI MONDAL** (PAN - ALLPM6901A) (AADHAR No.: 2691 2152 5973), son of Late Rawshan Ali Mondal, by faith - Islam, by Occupation - Business, by nationality - Indian, residing at Joykrishnapur Chairi, Post Office - Bonhooghly, Police Station - Narendrapur previously Sonarpur, Kolkata - 700103, District: South 24

Parganas, as our true and lawful **CONSTITUTED ATTORNEY** in our names and on our behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in connection with Development of the said property situated at K.M.C. Premises Number 636, Brahmapur, having mailing address 394, Brahmapur Battala, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then Regent Park now Bansdrone, Post Office - Brahmapur, Kolkata - 700070, within the limits of K.M.C. Ward No. 111, District: South 24 Parganas, having Assessee Number: 311110606362, the description of which is mentioned in the aforesaid Schedule written hereunder, that is to say:

1. To develop our Schedule below mentioned property and to construct a G+3 (Ground plus Three) Storied Building with Lift Facility at the said premises in accordance with the Plan that shall be prepared by the Licensed Architect / Technical Person and sanctioned by the Kolkata Municipal Corporation and /or concerned Authority.
2. To enter upon and defend permissive possession of our Schedule below mentioned property and to look after its every part thereof and to take all actions for construction of new building at the said premises.
3. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in

connection with the development of the said premises for and on our behalf.

4. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or offices and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plans and/or modification in connection with the said plan for the construction of new building at the said premises and to sign in our names and on our behalf in all building Plans, Water, Sewerage Plans, drawings etc., relating to the construction of new building and to submit the same before appropriate authority/s and also for all the matters relating to construction of new building upon the said property.
5. To pay all outgoings, fees and other charges whatsoever payable for and on account of construction of the new building at the said Premises including Corporation Taxes and other charges for and on account of the said premises and to receive refunds and other money in connection therewith.
6. To appear for us and on our behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited, WBSEDCL, Fire Brigade, Block Land & Land Reforms Office, Airport Authority, Electrical Department and other local and/or statutory Authorities and all Government or Semi-

Government Offices and to apply for obtaining sanction, permit, license, water supply, sewerage, drainage, electric supply, gas and all services etc. either temporary or permanent as may be required and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, CESC Limited and/or other authorities and for that purpose and/or to make alteration therein, for the construction of the said Building at the said premises and to sign and execute all applications, papers, documents and/or representations in our names and on our behalf as our said Attorney shall think fit and proper.

7. To appoint and engage Engineer, Architect, Masons, Labours, Supervisors, Surveyors etc. for the purpose of the said construction and to make payment of their fees and charges.
8. To apply for and obtain and purchase steel, iron, rod, brick, cement, sand, stone etc. and other building construction materials on our behalf and to sign necessary application and papers thereof and to make payment of the same.
9. To warn off and prohibit and if necessary proceed in due process of law against all or any trespassers or illegal occupiers etc. in the said premises or any part thereof and to take appropriate steps whether by legal actions or otherwise and to abate all nuisance.

10. To negotiate, settle and vacate the trespassers, tenants and/or occupiers at the said Premises if any and for that to sign and execute all necessary agreements, papers, deeds, documents for and on our behalf.
11. To sign, verify, declare and/or affirm complaints, written statements, petitions, affidavits, verifications, objections, cross objections counter claims, application for execution, revision, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, Swear Affidavits and to do generally all other acts, deeds and things as the Said Attorney in its discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession, interest and title in the said Premises.
12. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including Suit or Arbitration proceedings and demands touching any of the matters relating to the said premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgment or non-suited in any such action or proceedings aforesaid before any Court of Law, Civil, Criminal or Revenue.
13. To accept notices and services of papers from any Court, Tribunal, Postal and/or other Authorities and Persons.

14. For the purpose as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
15. To receive and pay and/or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
16. To appear before the Kolkata Municipal Corporation, C.E.S.C. Ltd., WBSEDCL, Fire Brigade Authority, Revenue Authority including all other Statutory Authorities and to pay all charges whatsoever, payable for and on account of our said property and receive refunds and other moneys including compensation of any nature and to grant valid receipts and/or discharges there for.
17. To give undertakings, assurances and indemnities as be required for the purposes as aforesaid.
18. To issue forms, brochures, designs, plan and booklets and to invite intending purchaser/s of the Flat/s and Car Parking Space/s and other spaces in Developer's allocation to any Purchaser/s at such prices as our said attorney in its absolute discretion, thinks fit and proper.
19. To negotiate and/or to enter into Agreements with intending Purchasers/s for sale, transfer of constructed flat(s), car parking space,

shop rooms and other spaces in the new building on ownership basis including undivided impartible share of land in the said premises in respect of the Developer's Allocation in terms of the above referred registered Development Agreement and to sell, transfer, convey, assign and assure the same to such intending Purchasers/s at and for such consideration(s) and on such terms and conditions as may be agreed by and between the Developer and such intending Purchasers/s from time to time.

20. In respect of the Developer's Allocation, to sign, execute and deliver all Agreements for Sale, Deeds of Conveyance and all other instrument of transfer, undertakings, declarations, confirmation in favour of the intending Purchaser(s) in respect of the Flats, Car parking spaces, shop rooms and other spaces together with undivided impartible share of land out of Developer's Allocation and in the matter of the Land Owner's Allocation as Confirming Party and to admit the execution and to present any or all of such documents for registration, before the relevant registering authority including Office of the District Sub-Registrar, South 24 Parganas, Additional District Sub-Registrar, South 24 Parganas, Registrar of Assurances, Kolkata, having jurisdiction concerning the said Premises.
21. To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale

of the newly constructed Flats, Car parking spaces, shop rooms and other spaces TOGETHER WITH undivided impartible proportionate share of land out of Developer's Allocation.

22. To issue and deliver valid and effectual receipts and discharge for all money or monies which our said Attorney as Developer shall receive for transfer of Flats, Car parking spaces, shop rooms and other spaces TOGETHER WITH undivided impartible proportionate share of land out of Developer's Allocation and to appropriate all such monies so received by the said Attorney as Developer for appropriating the same for its own use in terms of the above referred registered Development Agreement.
23. To deliver possession and or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale of Developer's Allocation.
24. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land and to handle all sorts of official matters and to receive any letters or documents in respect of the said premises and to grant proper and effectual receipts in respect thereof.
25. To appear before the Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Judicial and Executive Magistrate and all other officials or authorities on our behalf in connection with the registration and acknowledgement of the aforesaid

documents in respect of Developer's Allocation and for enforcement of all powers and authorities as contained herein.

26. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said attorney necessary for smoothly carrying out and completing the development works as contemplated in the above referred Development Agreement including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.

27. No act and deeds can be done beyond the scope and purview of the aforesaid Development Agreement.

AND GENERALLY to do, execute and perform any other acts, deeds, matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the development of my Schedule "A" below mentioned property as fully and effectually as ourselves could do the same if we present personally.

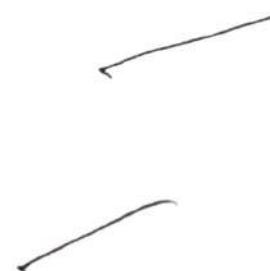
AND we, the Owners / Principals herein, do hereby, ratify and confirm and agree to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done within the jurisdiction of this Development Power of Attorney for ourselves by virtue of this Power hereby given.

SCHEDULE ABOVE REFERRED TO

(Description of the Land / Property)

ALL THAT piece and parcel of Bastu land, measuring about 04 (Four) Cottahs 09 (Nine) Chittaks 05 (Five) Sq.ft., be the same and/or a little more or less, together with 250 (two Hundred Fifty) Square Feet RT shed kancha structure standing thereon, comprising in R.S. & L.R. Dag No. 541, appertaining to R.S. Khatian No 464, L.R. Khatian No. 2937 & 2938, of Mouza - Brahmapur, J.L. No. - 48, under Collectorate's Touzi No. - 60, Recorded as Revenue Survey No. - 169, Pargana: Magura, being the Scheme Plot Nos. 112 and 113, being known and numbered as Kolkata Municipal Corporation Premises No. 636, Brahmapur, having mailing address 394, Brahmapur Battala, within P.S. Bansdrani previously Regent Park erstwhile Jadavpur formerly Sadar Tollygunge, Post Office - Brahmapur, Kolkata - 700096, within the limits of K.M.C. Ward No. 111 (Jadavpur Unit, Borough-XI), vide Assessee No. 311110606362, Sub-Registry Office A.D.S.R Alipore, in the District: South 24-Parganas, with all easements rights, amenities and facilities appertaining thereto, butted and bounded as follows :-


ON THE NORTH : By 20' Feet wide Road;
ON THE SOUTH : By 20' Feet wide Road;
ON THE EAST : By part of R.S. Dag No. 541;
ON THE WEST : By Plot No.s 114 & 115;



IN WITNESS WHEREOF I hereby execute this General Power of Attorney on this the ^{22nd} day of SEPTEMBER, Two Thousand Twenty Three (2023)

SIGNED SEALED AND DELIVERED
in the presence of

WITNESSES:

1) 
16, 1st Floor, 1st Floor
K-2 - 20001.

1) Buddhadebi Kundu
2) Radhaballu Kundu

3) Saroj K. Ghosh.

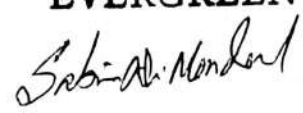
SIGNATURE OF THE LAND
OWNERS / EXECUTANTS /
PRINCIPALS

2) Anil Halder
Alipore Police Court
K-1.27

We accept the Power

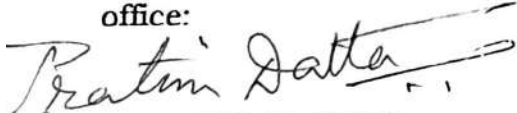
1) **EVERGREEN ABASH**

Partner

2) **EVERGREEN ABASH**

Partner

SIGNATURE OF DEVELOPER /
ATTORNEY

DRAFTED BY me as
per instructions of the
Parties hereto and read
over and explained by
me and Prepared in my
office:



PRATIM DATTA

Advocate












Enrollment No. WB/1930/2009
Alipore Police Court,
Kolkata - 700027.



		Thumb.	1 st finger	middle finger	ring finger	small finger
PHOTO	Left hand					
	Right hand					












Name _____

Signature _____

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	Left hand					
	Right hand					












Name BUDDHADEB KUNDU

Signature Buddhadile Kundu

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	Left hand					
	Right hand					

Name Radhaballav Kundu

Signature Radhaballav Kundu

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	Left hand					
	Right hand					












Name SAROJ KUMAR GHOSH

Signature Saroj K. Ghosh.

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PHOTO	Left hand					
	Right hand					












Name _____

Signature _____

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	Right hand					

Name SAHALAM GAZI

Signature Saham Gazi

		Thumb.	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name SABIR ALI MONDAL

Signature Sabir A. Mondal

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PHOTO	Left hand					
	Right hand					

Name _____

Signature _____

Major Information of the Deed

Deed No :	I-1603-14676/2023	Date of Registration	22/09/2023
Query No / Year	1603-8002419390/2023	Office where deed is registered	
Query Date	22/09/2023 11:17:23 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ASHIS HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883166345, Status :Others		
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. 40,50,000/-	Rs. 50,02,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year].- 160314669/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



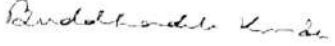


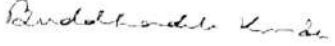


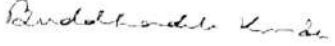


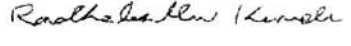


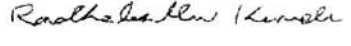


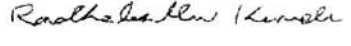


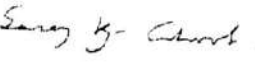


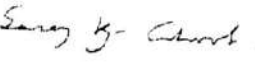


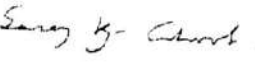
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 636, , Ward No: 111 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 9 Chatak 5 Sq Ft	40,00,000/-	49,35,001/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.5396Dec	40,00,000 /-	49,35,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	50,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		250 sq ft	50,000 /-	67,500 /-	







Principal 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 Buddhadeb Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </td> <td>  22/09/2023 </td> <td>  LTI 22/09/2023 </td> <td>  22/09/2023 </td> </tr> </tbody> </table> <p> Brahmapur Battala, 394, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AKxxxxxx0K, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Mr Buddhadeb Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023
Name	Photo	Finger Print	Signature						
Mr Buddhadeb Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023						
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 Radha Ballav Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </td> <td>  22/09/2023 </td> <td>  LTI 22/09/2023 </td> <td>  22/09/2023 </td> </tr> </tbody> </table> <p> Brahmapur Road, Gouri Kunj, Flat No: 3rd Floor, 392/2, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BGxxxxxx3G, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Mr Radha Ballav Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023
Name	Photo	Finger Print	Signature						
Mr Radha Ballav Kundu Son of Brahma Nanda Kundu Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Saroj Kumar Ghosh Son of Late Bishnu Pada Ghosh Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </td> <td>  22/09/2023 </td> <td>  LTI 22/09/2023 </td> <td>  22/09/2023 </td> </tr> </tbody> </table> <p> Netaji Nagar, 10/60A, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx6H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Mr Saroj Kumar Ghosh Son of Late Bishnu Pada Ghosh Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023
Name	Photo	Finger Print	Signature						
Mr Saroj Kumar Ghosh Son of Late Bishnu Pada Ghosh Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 22/09/2023	 LTI 22/09/2023	 22/09/2023						



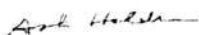
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EVER GREEN ABASH Brahmapur Battala Bazar, 1431, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.: AAxxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sahalam Gazi Son of Late Rahamat Ali Gazi Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 22 2023 1:52PM	LTI 22/09/2023	22/09/2023	
Brahmapur Battala Bazar, 1431, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2N,Aadhaar No Not Provided Status : Representative, Representative of : EVER GREEN ABASH (as Partner)				
2	Name Mr Sabir Ali Mondal (Presentant) Son of Late Rawshan Ali Mondal Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 22 2023 1:53PM	LTI 22/09/2023	22/09/2023	
Joykrishnapur Chairi, City:- , P.O:- Bonhooghly, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx1A,Aadhaar No Not Provided Status : Representative, Representative of : EVER GREEN ABASH (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
22/09/2023	22/09/2023	22/09/2023	

Identifier Of Mr Buddhadeb Kundu, Mr Radha Ballav Kundu, Mr Saroj Kumar Ghosh, Mr Sahalam Gazi, Mr Sabir Ali Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Buddhadeb Kundu	EVER GREEN ABASH-2.51319 Dec
2	Mr Radha Ballav Kundu	EVER GREEN ABASH-2.51319 Dec
3	Mr Saroj Kumar Ghosh	EVER GREEN ABASH-2.51319 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Buddhadeb Kundu	EVER GREEN ABASH-83.33333300 Sq Ft
2	Mr Radha Ballav Kundu	EVER GREEN ABASH-83.33333300 Sq Ft
3	Mr Saroj Kumar Ghosh	EVER GREEN ABASH-83.33333300 Sq Ft

Endorsement For Deed Number : I - 160314676 / 2023

On 22-09-2023

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 11:19 hrs on 22-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sabir Ali Mondal ,

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 50,02,501/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 22/09/2023 by 1. Mr Buddhadeb Kundu, Son of Brahma Nanda Kundu, Brahmapur Battala, 394, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Retired Person, 2. Mr Radha Ballav Kundu, Son of Brahama Nanda Kundu, Brahmapur Road, Gouri Kunj, Flat No: 3rd Floor, 392/2, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service, 3. Mr Saroj Kumar Ghosh, Son of Late Bishnu Pada Ghosh, Netaji Nagar, 10/60A, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Identified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 22-09-2023 by Mr Sahalam Gazi, Partner, EVER GREEN ABASH, Brahmapur Battala Bazar, 1431, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Identified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-09-2023 by Mr Sabir Ali Mondal, Partner, EVER GREEN ABASH, Brahmapur Battala Bazar, 1431, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Identified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

Description of Stamp

Stamp Type Impressed, Serial no 29322, Amount: Rs.100.00/-, Date of Purchase: 20/09/2023, Vendor name: S B Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 393399 to 393422

being No 160314676 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.09.22 14:53:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/09/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.