

27 9467

D-94/4/2022

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AE 695387

ALI CONSTRUCTION
M. Zahid Ali
Partner

3343328/12
Ar
28/11/22

1. Kamal Roy
2. Sujata Mondal
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

DEVELOPMENT POWER OF ATTORNEY

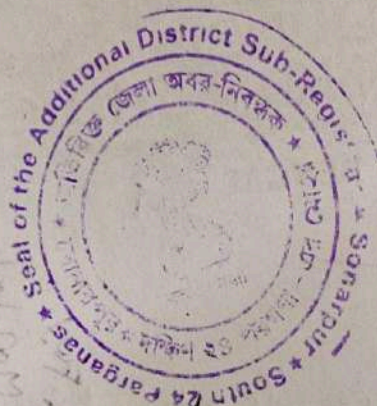
certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document

Andl. District Sub-Registrar
Sonarpur, South 24 Parganas

25 NOV 2022

029740
Sl. No. Date 21 OCT 2022
Name
Add.
AMT. 50.
21 OCT 2022

RAJA NANDY
Advocate
HIGH COURT, CALCUTTA
CH. Uttarayan Pally
Sonarpur, Kol-700150



SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

Identified by
Raja Nandy
Advocate
High court, Calcutta

1) **SRI KAMAL ROY**, (PAN No. DTSPR2189K, AADHAAR NO. 765451109132), son of Late Kartick Chandra Roy, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Ghasiara Purba Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 2) **SMT. SUJATA MONDAL**, (PAN NO. CSKPM1607H, AADHAAR NO. 914606034515), wife of Kartick Mondal, daughter of Late Kartick Chandra Roy by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Sitala Paschim, Mali Pukuria, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 3) **SRI PINTU GHOSH**, (PAN NO. DFCPG6603D, AADHAAR NO. 621456064209) son of Debendra Ghosh, by occupation- Service, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station - Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 4) **SRI BIPLAB GHOSH**, (PAN NO. DRGPG9959A, AADHAAR NO. 713203003022) son of Pintu Ghosh, by occupation- Others, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150 and 5) **SMT. MOON GHOSH**, (PAN NO. DPMPG4386D, AADHAAR NO. 586640269018) daughter of Pintu Ghosh, by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Narayanpur, Post Office & Police Station -Bhangar, District - South 24 Parganasa, Pin- 743502 hereinafter called the

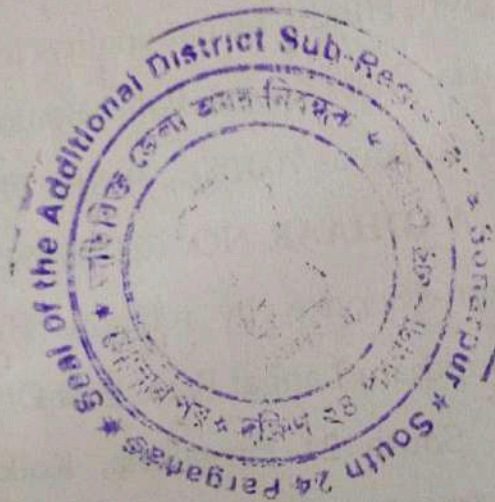
1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

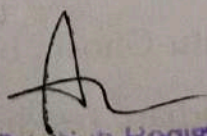
ALI CONSTRUCTION
M. K. K. K. K. K.

Partner

ALI CONSTRUCTION

Partner




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

Handwritten signature

'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed and mean and include their heirs, legal representatives, administrators, executors and assigns) of the **ONE PART.**

-AND-

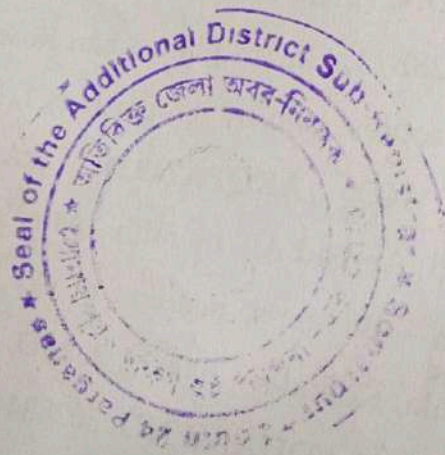
M/S. ALI CONSTRUCTION, (PAN NO. ABFFA6122P), a partnership Firm, having its office at 28B/1, Golam Jilani Khan Road, P.O. & P.S.- Tiljala, Kolkata - 700039, represented by its partners 1. **MOHAMMED ZAHED ALI, (PAN NO. AKQPA7492N, AADHAAR NO. 508650941843),** son of Md. Arshad Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 47F, New Town Day School, P.O. & P.S. Tiljala, Kolkata - 700039, 2. **MD. ASHFAQUE ALI, (PAN NO. AGRPA3423G, AADHAAR NO. 562884418682),** son of Late Ashraf Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 28B/1, Golam Jilani Khan Road, P.O. & P.S. Tiljala, Kolkata - 700039, hereinafter called the '**DEVELOPER / PROMOTER**' (which expression shall unless excluded by or repugnant to the context be deemed and mean and include his heirs, legal representatives, administrators, executors and assigns) of the **OTHER PART.**

The above mentioned parties have executed a Development Agreement for the construction of multi storied building on the **OWNER'S** land

1. Kamal Ray
2. Sujata Mandal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
Md. Zahed Ali
Partner

ALI CONSTRUCTION
Md. Ashfaque Ali
Partner



A
Sd/-, Dist.-Sub Registrar
Sonarpur
South 24 Parganas
25 NOV 2022

(which is more fully and particularly described in the Schedule "A" and "B" hereunder) on 24.11.22, which has been duly registered before the Office of A.D.S.R. Sonarpur, and which is duly recorded in Book No. I, Volume No. _____, Pages ____ to _____, being No. 09406 for the year 2022.

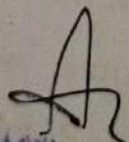
SO KNOW ALL MEN BY THIS PRESENT WE 1) SRI KAMAL ROY, (PAN No. DTSPR2189K, AADHAAR NO. 765451109132), son of Late Kartick Chandra Roy, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Ghasiara Purba Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 2) SMT. SUJATA MONDAL, (PAN NO. CSKPM1607H, AADHAAR NO. 914606034515), wife of Kartick Mondal, daughter of Late Kartick Chandra Roy by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Sitala Paschim, Mali Pukuria, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 3) SRI PINTU GHOSH, (PAN NO. DFCPG6603D, AADHAAR NO. 621456064209) son of Debendra Ghosh, by occupation- Service, by religion- Hindu, by nationality- Indian, residing at Gorkhara Langal Para, Post Office & Police Station -Sonarpur, District - South 24 Parganasa, Kolkata- 700150, 4) SRI BIPLAB GHOSH, (PAN NO. DRGPG9959A, AADHAAR NO. 713203003022) son of Pintu Ghosh, by occupation- Others, by religion- Hindu, by nationality-

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
Md. Zahed Ali
Partner

ALI CONSTRUCTION
Kartick Mondal
Partner




Dist. Sub Registrar
Sonarpur
South 24 Parganas

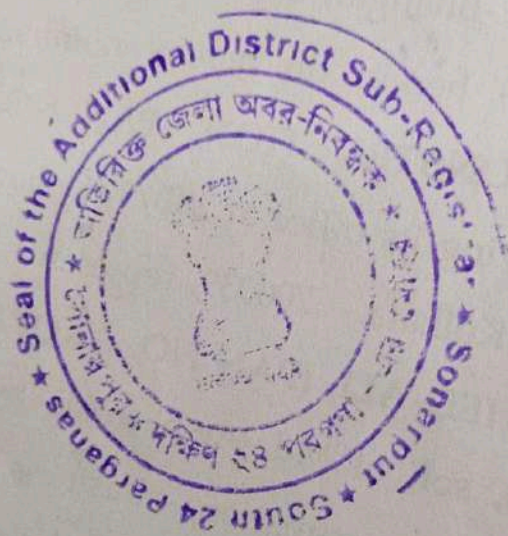
25 NOV 2022

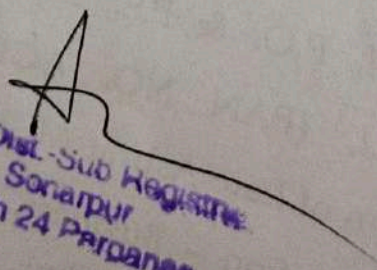
ALI CONSTRUCTION
Md. Zahed Ali
Partner

Indian, residing at Gorkhara Langal Para, Post Office & Police Station - Sonarpur, District - South 24 Parganasa, Kolkata- 700150 and 5) SMT. MOON GHOSH, (PAN NO. DPM PG4386D, AADHAAR NO. 586640269018) daughter of Pintu Ghosh, by occupation- House wife, by religion- Hindu, by nationality- Indian, residing at Narayanpur, Post Office & Police Station -Bhangar, District - South 24 Parganasa, Pin- 743502, the OWNERS herein do hereby nominate constitute and appoint M/S. ALI CONSTRUCTION, (PAN NO. ABFFA6122P), a partnership Firm, having its office at 28B/1, Golam Jilani Khan Road, P.O. & P.S.- Tiljala, Kolkata - 700039, represented by its partners 1. MOHAMMED ZAHED ALI, (PAN NO. AKQPA7492N, AADHAAR NO. 508650941843), son of Md. Arshad Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 47F, New Town Day School, P.O. & P.S. Tiljala, Kolkata - 700039, 2. MD. ASHFAQUE ALI, (PAN NO. AGRPA3423G, AADHAAR NO. 562884418682), son of Late Ashraf Ali, by faith - Muslim, by nationality - Indian, by occupation - Business, resident of 28B/1, Golam Jilani Khan Road, P.O. & P.S. Tiljala, Kolkata - 700039, AS OUR TRUE AND LAWFUL ATTORNEY, FOR OUR NAME AND ON OUR BEHALF, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things :

1. Karmal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
Md. Zahed Ali
Partner




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas
25 NOV 2022

Partner

ALI CONSTRUCTION
Md. Kabir Ali

I) To work, manage, control and supervise the management of all and administer properties now fully described in the schedule below or hereafter belonging to us and protect them from fraudulent or others.

II) To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as it shall think fit and proper.

III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate, and to negotiate with them, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to us in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to us.

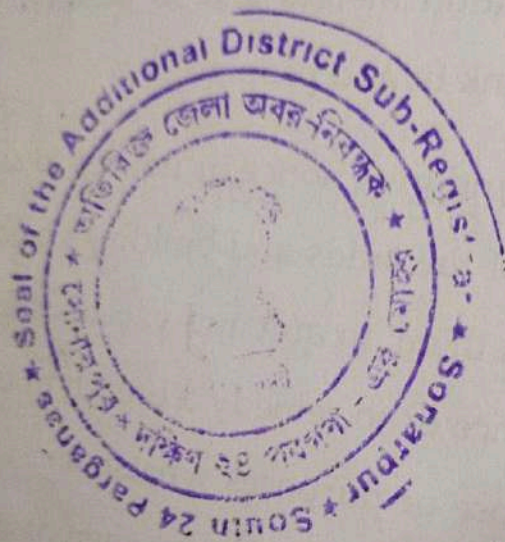
IV) To make, sign and verify all applications before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of our property or properties.

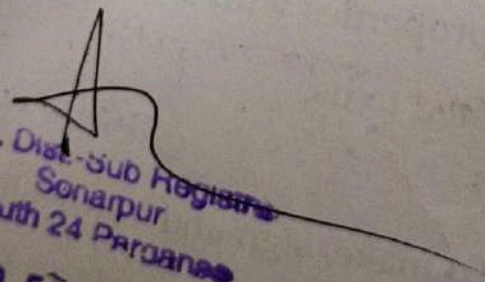
V) To appear for and represent us before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge,

1. Karmal Ray
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

ALI CONSTRUCTION

Partner




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2027

Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to our estate or its affairs.

VI) To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

VII) To compromise, compound or withdraw cases, or be non suited to refer to Reference Court or arbitration all dispute and differences.

VIII) To develop our property as per the developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on our behalf.

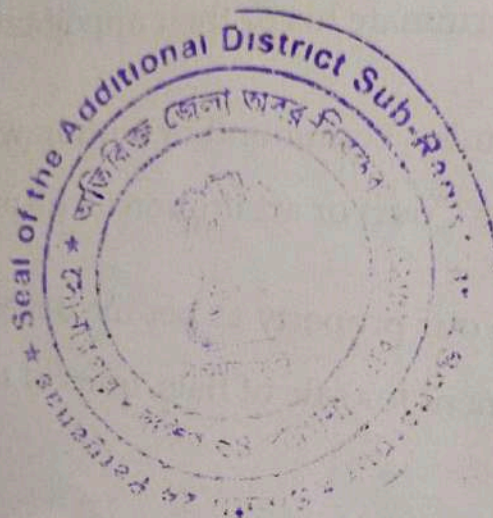
IX) **GENERALLY TO ACT** as Attorney or agent in relation to the matter aforesaid and to do all deed, acts or things as fully and effectual in all respect as ourselves could do if we were personally present.

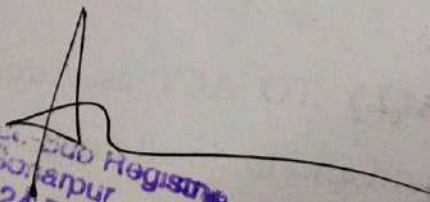
X) **AND GENERALLY** to act as our Attorney or Agent in India in relation to all matters in respect of our schedule land and building which we are now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things as fully and effectually as we could do it personally present and we hereby

1. Kamal Roy
2. Sujata Mondal.
3. PIRTV GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
Md. Zahid Ali
Partner

ALI CONSTRUCTION
Md. Zahid Ali
Partner




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

Very Respectfully
Sub Registrar

agree to ratify and confirm whatsoever our said attorney shall lawfully do or purport to do by virtue of these presents.

XI) TO EXECUTE AND REGISTER PROPER INSTRUMENT, DEED OF SALE, CONVEYANCE AND ANY OTHER DOCUMENT IN RESPECT OF THE DEVELOPER'S ALLOCATION IN TERMS OF THE DEVELOPMENT AGREEMENT ON OUR BEHALF AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION and also shall complete and observe all formalities in respect of our schedule property and shall take all money and consideration and shall grant receipt acknowledging the payment.

XII) AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever deeds or things our said attorney shall lawfully do or cause to be done, by virtue of the power, authorities hereby granted under this power of attorney.

THE SCHEDULE "A" - LAND SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Bastu land measuring about 10 sataks more or less together with one 200 Sq.ft. kacha structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in Touzi No. 250, R.S. No.

1. Karmel Ray
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
M. Zahed Ali
Partner

ALI CONSTRUCTION
K. Ghosh
Partner




Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

১৫/নোভেম্বর
২০২২

47, R.S. Dag No. 838, L.R. Dag No. 865/1130, R.S Khatian No. 131, L.R. Khatian No. 2523, Municipal holding No. 167, Ward No. 11 of Rajpur-Sonarpur Municipality, Additional District Sub Registry Office at Sonarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Kolkata- 700 150.

THE SCHEDULE "B" - LAND SCHEDULE ABOVE REFERRED TO

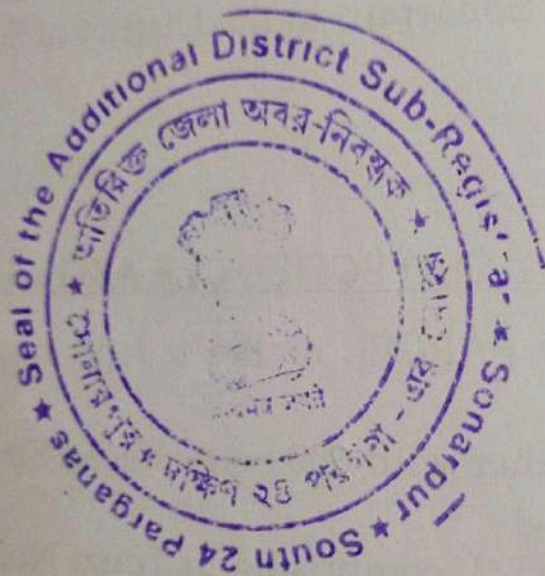
ALL THAT PIECE AND PARCEL of Bastu land measuring about 11 sataks more or less together with 200 Sq.ft. Kacha Structure thereon at Mouza Ghasiara, J.L. No. 23, comprising in Touzi No. 250, R.S. No. 47, R.S. Dag No. 838, L.R. Dag No. 865/1129, R.S Khatian No. 131, L.R. Khatian No. 735, Municipal holding No. 149 Ward No. 11 of Rajpur-Sonarpur Municipality, Additional District Sub Registry Office at Sonarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Kolkata- 700 150 butted and bounded in the following manner :-

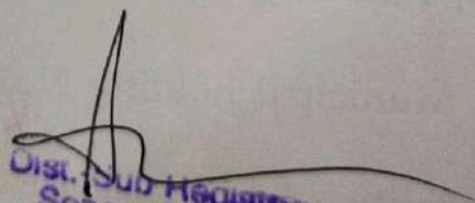
- ON THE NORTH** : 10 ft. wide private passage;
ON THE SOUTH : Land of Kamal Mondal;
ON THE EAST : 18' wide Ghasiara 'C' Road;
ON THE WEST : Vacant land;

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplab Ghosh
5. Moon Ghosh

ALI CONSTRUCTION
M. K. Ghosh. Ali.
Partner

ALI CONSTRUCTION
M. K. Ghosh. Ali.
Partner




Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

IN WITNESS WHEREOF the PRINCIPALS/OWNERS have executed this

Power of Attorney on this 25th day of Nov, 2022.

SIGNED SEALED AND DELIVERED

by the Executants within named

in the presence of :-

WITNESSES :-

1. Banti Roy
w/o. Kamal Roy
Ghasiara Purba para
Sonarpur, Kol- 150.
2. Md. Ferose Ahmed
S/o U. Md Yeakub.
15/4/61 Chamsu Singh
Lane. Kol- 11

1. Kamal Roy
2. Sujata Mondal.
3. PINTU GHOSH
4. Biplob Ghosh
5. Moon Ghosh

PRINCIPALS/EXECUTANTS

Accepted by me

Drafted by me:

ALI CONSTRUCTION

Md. Zahed. Ali.
Partner

ALI CONSTRUCTION

Ashique
Partner
ATTORNEY

Raja Nandy

Raja Nandy
Advocate

High Court, Calcutta.

WB/355/2011

Sl. No.	Sig	ex	pre



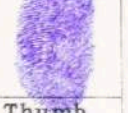
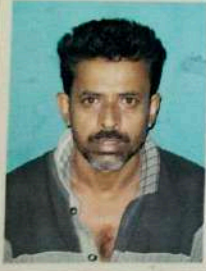
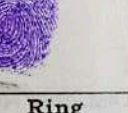
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 Addl. Dist.-Sub Registrar
 Sonarpur
 South 24 Parganas

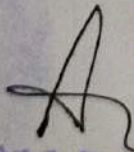
25 NOV 2022

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Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Kamal Roy						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
Sujata Mondal						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PINTU GHOSH						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
Biplob Ghosh						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

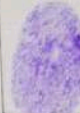
25 NOV 2022

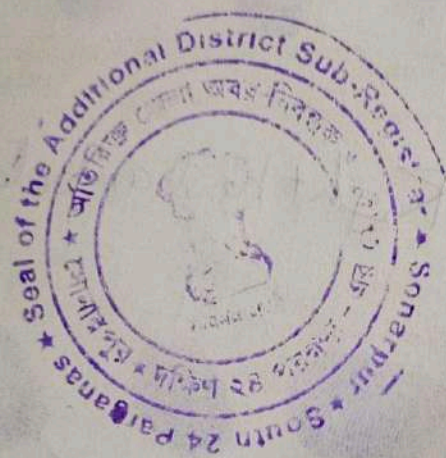
Sl. No.

Page No.

Page No.

Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Moon Ghosh						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
Md. Zahed Ali		Right hand amputated by the Pen of MD. Ashfaqur Hossain				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
Ashfaqur Hossain						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

25 NOV 2022

Query No :
Query No / Year
Query Date
Applicant
& Other

120110 100011

10/11/2022

120110 100011

Major Information of the Deed

Deed No :	I-1603-09414/2022	Date of Registration	25/11/2022
Query No / Year	1608-8003343323/2022	Office where deed is registered	
Query Date	25/11/2022 11:25:29 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raja Nandy Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980402923, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 93,63,627/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160809406/2022 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: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:167 Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-865/1130	LR-2523	Bastu	Bastu	10 Dec	4,00,000/-	43,63,632/- Width of Approach Road: 18 Ft., , Project Name :

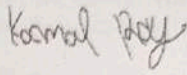
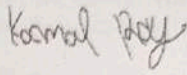
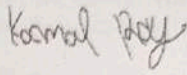
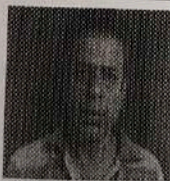
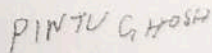
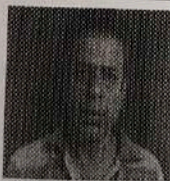
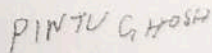
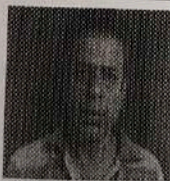
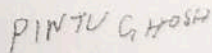
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:149 Pin Code : 700150

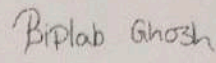
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-865/1129	LR-735	Bastu	Bastu	11 Dec	4,00,000/-	47,99,995/- Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				21Dec	8,00,000 /-	91,63,627 /-	

Structure Details :

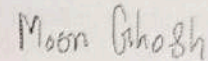
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	200 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	2,00,000 /-	2,00,000 /-	

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> Shri KAMAL ROY (Presentant) Son of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>25/11/2022</td> <td></td> <td>LTI 25/11/2022</td> <td>25/11/2022</td> </tr> </tbody> </table> GHASIARA PURBA PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DTxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Shri KAMAL ROY (Presentant) Son of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				25/11/2022		LTI 25/11/2022	25/11/2022
Name	Photo	Finger Print	Signature										
Shri KAMAL ROY (Presentant) Son of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office													
25/11/2022		LTI 25/11/2022	25/11/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt SUJATA MONDAL Daughter of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>25/11/2022</td> <td></td> <td>LTI 25/11/2022</td> <td>25/11/2022</td> </tr> </tbody> </table> SITALA PASCHIM, MALI PUKURIA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CSxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Smt SUJATA MONDAL Daughter of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				25/11/2022		LTI 25/11/2022	25/11/2022
Name	Photo	Finger Print	Signature										
Smt SUJATA MONDAL Daughter of Late KARTICK CHANDRA ROY Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office													
25/11/2022		LTI 25/11/2022	25/11/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PINTU GHOSH Son of DEBENDRA GHOSH Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>25/11/2022</td> <td></td> <td>LTI 25/11/2022</td> <td>25/11/2022</td> </tr> </tbody> </table> GORKHARA, LANGAL PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DFxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PINTU GHOSH Son of DEBENDRA GHOSH Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office				25/11/2022		LTI 25/11/2022	25/11/2022
Name	Photo	Finger Print	Signature										
Shri PINTU GHOSH Son of DEBENDRA GHOSH Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office													
25/11/2022		LTI 25/11/2022	25/11/2022										

Name	Photo	Finger Print	Signature
Shri BIPLAB GHOSH Son of Shri PINTU GHOSH Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office			 25/11/2022
25/11/2022		LTI 25/11/2022	25/11/2022

GORKHARA, LANGAL PARA, City:- Rajpur-sonarpur, P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: DRxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office

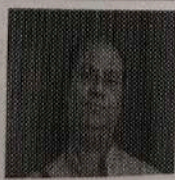
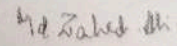
5	Name	Photo	Finger Print	Signature
	Smt MOON GHOSH Daughter of Shri PINTU GHOSH Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office			 25/11/2022
		25/11/2022	LTI 25/11/2022	25/11/2022

NARAYANPUR, City:- Not Specified, P.O:- NARAYANPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DPxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Office

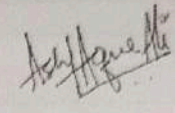
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALI CONSTRUCTION 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.: ABxxxxxx2P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

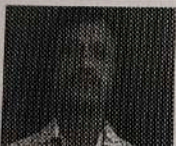
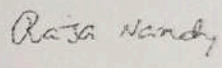
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name MOHAMMED ZAHED ALI Son of Md ARSHAD ALI Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature  25/11/2022
		Nov 25 2022 12:33PM	LTI 25/11/2022	

47F, NEW TOWN DAY SCHOOL, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-
parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Muslim, Occupation: Business,
Citizen of: India, , PAN No.:: AKxxxxxx2N,Aadhaar No Not Provided Status : Representative,
Representative of : ALI CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
MOHAMMED ASHFAQUE ALI Son of Late ASHRAF ALI Date of Execution - 25/11/2022, , Admitted by: Self, Date of Admission: 25/11/2022, Place of Admission of Execution: Office			
Nov 25 2022 12:33PM	LTI 25/11/2022	25/11/2022	
28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24- -Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : ALI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raja Nandy Son of Late Dipak Kumar Nandy High Court, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
25/11/2022	25/11/2022	25/11/2022	
Identifier Of Shri KAMAL ROY, Smt SUJATA MONDAL, Shri PINTU GHOSH, Shri BIPLAB GHOSH, Smt MOON GHOSH, MOHAMMED ZAHED ALI, MOHAMMED ASHFAQUE ALI			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Shri KAMAL ROY	ALI CONSTRUCTION-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-2.2 Dec
2	Smt SUJATA MONDAL	ALI CONSTRUCTION-2.2 Dec
3	Shri PINTU GHOSH	ALI CONSTRUCTION-2.2 Dec
4	Shri BIPLAB GHOSH	ALI CONSTRUCTION-2.2 Dec
5	Smt MOON GHOSH	ALI CONSTRUCTION-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-200.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri KAMAL ROY	ALI CONSTRUCTION-40.00000000 Sq Ft
2	Smt SUJATA MONDAL	ALI CONSTRUCTION-40.00000000 Sq Ft
3	Shri PINTU GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft
4	Shri BIPLAB GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft
5	Smt MOON GHOSH	ALI CONSTRUCTION-40.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:167 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 865/1130, LR Khatian No:- 2523	Owner:কমল রায়, Gurdian:কর্তিক চন্দ্র, Address:নিজ , Classification:বালু, Area:0.10000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GHASIARA C, Mouza: Ghasiyara-(023), , Ward No: 11, Holding No:149 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 865/1129, LR Khatian No:- 735	Owner:কর্তিক চন্দ্র রায়, Gurdian:অন্নদাচরণ রায়, Address:71 নং আনন্দপুরি, থানা-বাদবপুর, কলিকাতা -- 32, ঘাসিয়াড়া , Classification:বালু, Area:0.11000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160809414 / 2022

25-11-2022

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 12:20 hrs on 25-11-2022, at the Office of the A.D.S.R. SONARPUR by Shri KAMAL ROY, 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 93,63,627/-

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

Execution is admitted on 25/11/2022 by 1. Shri KAMAL ROY, Son of Late KARTICK CHANDRA ROY, GHASIARA PURBA PARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Smt SUJATA MONDAL, Daughter of Late KARTICK CHANDRA ROY, SITALA PASCHIM, MALI PUKURIA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 3. Shri PINTU GHOSH, Son of DEBENDRA GHOSH, GORKHARA, LANGAL PARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 4. Shri BIPLAB GHOSH, Son of Shri PINTU GHOSH, GORKHARA, LANGAL PARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others, 5. Smt MOON GHOSH, Daughter of Shri PINTU GHOSH, NARAYANPUR, P.O: NARAYANPUR, Thana: Bhargar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife

Indetified by Mr Raja Nandy, , , Son of Late Dipak Kumar Nandy, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2022 by MOHAMMED ZAHED ALI, PARTNER, ALI CONSTRUCTION, 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr Raja Nandy, , , Son of Late Dipak Kumar Nandy, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 25-11-2022 by MOHAMMED ASHFAQUE ALI, PARTNER, ALI CONSTRUCTION, 28B/1, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr Raja Nandy, , , Son of Late Dipak Kumar Nandy, High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

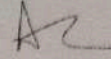
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

Stamp: Type: Impressed, Serial no 029740, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: Soumitra Chanda



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 208126 to 208146

being No 160809414 for the year 2022.



Arindam

Digitally signed by ARINDAM
CHAKRABORTY

Date: 2022.11.30 15:46:29 +05:30

Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/11/30 03:46:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)