

DEVELOPMENT POWER OF ATTORNEY

DATED

20TH DAY OF SEPTEMBER, 2022.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB - REGISTRAR - III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2022

PAGES FROM 519961 TO 519980

BEING NO. 160314569 FOR THE YEAR 2022.

EXECUTED BY

SRI SOMESH JANA AND ANR.

... PRINCIPALS.

TO AND IN FAVOUR OF
NATIONAL ENTERPRISE.

... ATTORNEY.

15096/22

1

5-14569/22



AL 821931

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar-III
Alipore, South 24-parganas

20 SEP 2022

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

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District Sub-Registrar-III
Alipore, South 24-parganas

20 SEP 2022

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

55584

22 AUG 2022

Sl. No. Date

Rs. 100/-

Name ... Tapas T Roy (Adv)

Address ... Alipore Judges Court, Kol-27

SMRITI DIXIT
Govt. Licenses Department
Alipore Judges Court
Kol-27



Identified by

Shamin Moulal

S/o - Motalab Moulal

Alipore, police Court

Kol-27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
20 SEP 2022

KNOW ALL MEN BY THESE PRESENTS that (1) SRI SOMESH JANA (PAN AAMPJ 9298 B), son of Late Anupam Jana and Gouri Jana, by religion Hindu, by nationality Indian, by occupation Service and residing at H-3/6, Anmol Residency, Kaspate Wasti Road, Near Kalewadi Phata, Wadad, Pune City, Pin Code 411057, Post Office Hinjawadi, Police Station Wakad, State of Maharashtra AND (2) SMT. SOMA GHOSH ALIAS SOMA JANA (PAN AHBPG 7605 H), daughter of Late Anupam Jana and Gouri Jana, wife of Sri Amit Kumar Ghosh, by occupation Service, by religion Hindu, by nationality Indian, residing at Shripur, Hooghly, Pin Code 712812, Post Office Shripur, Police Station Goghat, State of West Bengal, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and / or severally give and grant this General Power of Attorney to and in favour of SALAMAT ALI MOLLA (PAN AJLPM 4799 C), son of Ramjan Ali Molla, by religion Islam, by nationality Indian, by occupation Business and residing at 1184, Brahmapur, Badamtala, Kolkata - 700096, Post Office Brahmapur, Police Station - Bansdroni (previously Regent Park), District : South 24-Parganas, represented by its Sole Proprietor namely M/S. NATIONAL ENTERPRISE, a Sole Proprietorship Firm, having it's office at 1184, Brahmapur, Badamtala, Kolkata - 700096, Post Office Brahmapur, Police Station - Bansdroni (previously Regent Park), District : South 24-Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS one Gouri Jana (wife of Late Anupam Jana) was the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of Land measuring or containing more or less 02 (Two) Cottahs 08 (Eight) Chittacks and 05 (Five) Sq. Ft., along with a Pucca Two Storied Structure measuring about 700 (Seven Hundred) Sq. Ft. in each Floor, totaling to 1400 (One Thousand and Four Hundred Sq. Ft. is standing thereon, within the District: South 24-Parganas, Police Station - Bansdroni (previously Tollygunge thereafter Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, appertaining to the

R.S. Khatian No. 551, comprising R.S. Dag No. 302 and C.S. Khatian No. 182, corresponding to R.S. Khatian No. 977, comprised in R.S. Dag No. 301, being Scheme Plot No. 29, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, being known and numbered as the KMC Premises No. 463, Hari Sava Math, (being its mailing address as 29, Usha Park, Brahmapur), Kolkata 700084 and assessed under the Assessee No. 31-112-09-0463-6, by way of purchasing the same, against receipt of a fair consideration, from the then Owners namely Ahed Ali Gazi alias Wahed Ali Gazi (son of Late Umed Ali Gazi) and others and by virtue of execution and registration of a Bengali Deed of Conveyance on 15.10.1966. The said Deed has been registered at the Office of the Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 155, from 71 to 81 Pages and being known and numbered as the Deed No. 8292 for the year 1966.

On and from the date of the purchase of the Schedule mentioned property, the said Gouri Jana has started to possess and enjoy the same solely and absolutely without any disturbance and/ or hindrance from anybody and thereafter mutated her name in the books and records of the Competent Authority of the Kolkata Municipal Corporation and the said property has started to be known and numbered as KMC Premises No. 463, Hari Sava Math, Kolkata 700084 and assessed under the Assessee No. 31-112-09-0463-6 and also recorded her name in the books and records of the B.L. & L.R.O., and his name has accordingly been recorded under L.R. Khatian No. 2709 and thereby started to pay its taxes, rents and other payables to the Concerned Authority regularly.

Subsequently, the said Gouri Jana died intestate on 17.04.2021, leaving behind her, her only son namely Sri Somesh Jana and only married daughter namely Soma Ghosh alias Soma Jana as her only legal heirs and / successors to inherit and / or succeed the properties as left by the deceased Gouri Jana.

It is to be mentioned here that the husband of the said Gouri Jana i.e., Anupam Jana died on 11.04.2012, predeceased her.

Hence, in accordance with the provisions of the Hindu Succession Act, 1956, after the demise of the deceased Gouri Jana, the said Somesh Jana and Soma Ghosh alias Soma Jana

became the joint Owners and Possessors of the above mentioned Property by virtue of Law of Inheritance.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Somesh Jana and Soma Ghosh alias Soma Jana, as the Land Owners, being the Principals herein-named have entered into a Development Agreement on 20.09.2022 with the above named Developer namely SALAMAT ALI MOLLA, being the Sole Proprietor of M/S. NATIONAL ENTERPRISE to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I and Being No. 14560 for the year 2022 and as per the terms of the Agreement the Allocations of both the Land Owner and the Developer are as follows:

➤ THE LAND OWNERS' ALLOCATION (being the Principals herein-named) WILL CONSIST OF:

The "LAND OWNERS' ALLOCATION" shall mean the Land Owners / First Party will be provided out of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation, i.e.

- Entire Third Floor, (except the staircase portion) AND
- One Roof Covered Car Parking Space, measuring about 135 (One Hundred and Thirty Five) Sq. Ft., at the Northern Side of the Ground Floor, out of the Car Parking Spaces, (except the staircase portion and any other statutory portions, which shall be common to all the Owners)-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum non - refundable amount of Rs. 2,00,000/- (Rupees Two Lakh) only will be paid by the Developer to the Land Owners herein, out of which Rs. 1,00,000/- (Rupees

One Lakh) only has already been paid by the Developer to the Land Owners herein and the balance amount of Rs. 1,00,000/- (Rupees One Lakh) only shall be paid by the Developer to the Land Owners after sanction of the necessary Sanctioned Building Plan.

➤ THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF :

The "DEVELOPER'S ALLOCATION" shall mean the Developer / Second Party will be provided out of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation, i.e.

- Entire Second Floor (except the staircase portion);
- 01 (One) Self Sufficient Residential Flat (allotted as Tenanted Portion) at the Southern Side, of the Ground Floor (except the staircase portion);
- 01 (One) Roof Covered Car Parking Space, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. at the Northern side, of the Ground Floor, out of the Car Parking Spaces, (except the staircase portion, which shall be common to all the Owners) --- TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.

It is to be mentioned here that the entire First Floor shall be the joint allocation of both the Land Owners and Developer Concern, which shall be saleable jointly to the Prospective Purchaser / s and the consideration amount received therefrom shall be paid to both the Land Owners as well as the Developer Concern in equal proportion.

The Developer is being provided with the right to dispose of its allocation, as per it's choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named SALAMAT ALI MOLLA, being the Sole Proprietor of M/S. NATIONAL ENTERPRISE, to be their true and lawful Attorney, to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The

Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.
- 8) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.
- 9) To sign, execute, cancel, alter, draw, approve and 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 sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

- 10) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.
- 11) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.
- 12) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.
- 13) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.
- 14) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.
- 15) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all, or any of the acts, deeds or things go against the interest or claims of her.

16) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

17) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation with the Schedule mentioned property.

18) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

19) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

20) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

21) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

22) AND THE PRINCIPALS DO HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

23) AND THE PRINCIPALS DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Land measuring or containing more or less 02 (Two) Cottahs 08 (Eight) Chittacks and 05 (Five) Sq. Ft., along with a Pucca Two Storied Structure measuring about 700 (Seven Hundred) Sq. Ft. in each Floor, totaling to 1400 (One Thousand and Four Hundred Sq. Ft. is standing thereon, within the District South

24-Parganas, Police Station – Bansdroni (previously Tollygunge thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, appertaining to the R.S. Khatian No. 551, comprising R.S. Dag No. 302 and C.S. Khatian No. 182, corresponding to R.S. Khatian No. 977, comprised in R.S. Dag No. 301, being Scheme Plot No. 29, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112, being known and numbered as the KMC Premises No. 463, Hari Sava Math, (being its mailing address as 29, Usha Park, Brahmapur), Kolkata 700084 and assessed under the Assessee No. 31-112-09-0463-6.

The property is butted and bounded by:

ON THE NORTH : 16'-00" wide Road;

ON THE SOUTH : Property under Plot No. 35;

ON THE EAST : Property under R.S. Dag No. 307;

ON THE WEST : 16'-00" wide Road.



IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 20TH DAY OF SEPTEMBER, 2022. A.D.

IN THE PRESENCE OF:

(1) Riya Gupta

Advocate
Alipore Criminal Court,
Kolkata 700027.

(2) Shamim Moulal

Alipore, police court
Kolkata- 27

Soma Chandra Jana

Soma Chandra Jana

SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

NATIONAL ENTERPRISE

Salamun Aci Molla

Sole Proprietor

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

Soma Chandra Jana

Soma Chandra Jana

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:

Sapajda

Advocate,

Alipore Judges' Court,
Kolkata- 700027

F-118/1550/2009.

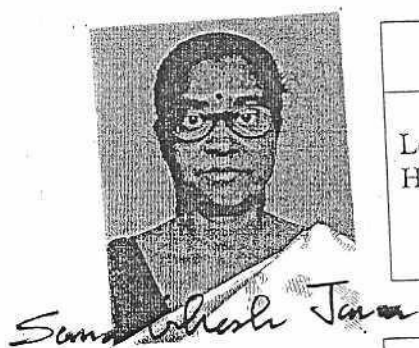


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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SOMESH JANA

SIGNATURE... *Somesh Jana*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SOMA GHOSH ALIAS SOMA JANA

SIGNATURE... *Soma Ghosh Alias Soma Jana*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SALAMAT ALI MOLLA

SIGNATURE Salamat Ali Molla



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME -

SIGNATURE

Major Information of the Deed

Deed No :	I-1603-14569/2022	Date of Registration	20/09/2022
Query No / Year	1603-8002814295/2022	Office where deed is registered	
Query Date	20/09/2022 11:08:51 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 21,00,000/-		
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314560/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



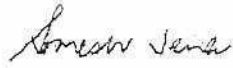


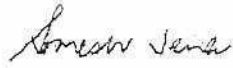


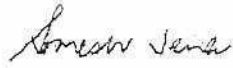









District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabhi Math, , Premises No: 463, , Ward No: 112 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 8 Chatak 5 Sq Ft	20,00,000/-	20,30,627/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.1365Dec	20,00,000 /-	20,30,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1,00,000/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	1,00,000 /-	9,45,000 /-	

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> Mr SOMESH JANA Son of Late ANUPAM JANA Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>20/09/2022</td> <td></td> <td>LTI 20/09/2022</td> <td>20/09/2022</td> </tr> </tbody> </table> <p>H-3/6, ANMOL RESIDENCY, KASPATE WASTI ROAD, WADAD,, City:- , P.O:- HINJAWADI, P.S:- WANWADI, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAxxxxxx8B, Aadhaar No: 56xxxxxxxx4082, Status :Individual, Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SOMESH JANA Son of Late ANUPAM JANA Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office				20/09/2022		LTI 20/09/2022	20/09/2022
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Name	Photo	Finger Print	Signature										
Mrs SOMA GHOSH JANA, (Alias: Mrs SOMA JANA) Wife of Mr AMIT KUMAR GHOSH Executed by: Self, Date of Execution: 20/09/2022 , Admitted by: Self, Date of Admission: 20/09/2022 ,Place : Office													
20/09/2022		LTI 20/09/2022	20/09/2022										



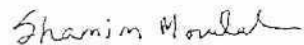
Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	NATIONAL ENTERPRISE 1184, BRAHMAPUR, BADAMTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.: AJxxxxxx9C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name Address;Photo;Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr SALAMAT ALI MOLLA (Presentant) Son of Mr RAMJAN ALI MOLLA Date of Execution - 20/09/2022, , Admitted by: Self, Date of Admission: 20/09/2022, Place of Admission of Execution: Office</p> <p>1184, BRAHMAPUR BADAMTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9C,Aadhaar No Not Provided Status : Representative, Representative of : NATIONAL ENTERPRISE (as SOLE PROPRIETOR)</p>
	<p>Sep 20 2022 11:36AM</p> <p>LTI 20/09/2022</p> <p>20/09/2022</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>SHAMIM MONDAL Son of MOTALEB MONDAL ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
	20/09/2022	20/09/2022	20/09/2022

Identifier Of Mr SOMESH JANA, Mrs SOMA GHOSH JANA, Mr SALAMAT ALI MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESH JANA	NATIONAL ENTERPRISE-2.06823 Dec
2	Mrs SOMA GHOSH JANA	NATIONAL ENTERPRISE-2.06823 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMESH JANA	NATIONAL ENTERPRISE-700.00000000 Sq Ft
2	Mrs SOMA GHOSH JANA	NATIONAL ENTERPRISE-700.00000000 Sq Ft

Endorsement For Deed Number : I - 160314569 / 2022

On 20-09-2022

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 11:19 hrs on 20-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SALAMAT ALI MOLLA .

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 29,75,627/-

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

Execution is admitted on 20/09/2022 by 1. Mr SOMESH JANA, Son of Late ANUPAM JANA, H-3/6, ANMOL RESIDENCY, KASPATE WASTI ROAD, WADAD, P.O: HINJAWADI, Thana: WANWADI, Pune, MAHARASHTRA, India, PIN - 411057, by caste Hindu, by Profession Service, 2. Mrs SOMA GHOSH JANA, Alias Mrs SOMA JANA, Wife of Mr AMIT KUMAR GHOSH, SHRIPUR, HOOGHLY, P.O: SHRIPUR, Thana: Goghat, Hooghly, WEST BENGAL, India, PIN - 712812, by caste Hindu, by Profession Service

Indetified by SHAMIM MONDAL, , Son of MOTALEB MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Student

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

Execution is admitted on 20-09-2022 by Mr SALAMAT ALI MOLLA, SOLE PROPRIETOR, NATIONAL ENTERPRISE (Sole Proprietorship), 1184, BRAHMAPUR, BADAMTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by SHAMIM MONDAL, , Son of MOTALEB MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Student

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

1. Stamp: Type: Impressed, Serial no 55584, Amount: Rs.100.00/-, Date of Purchase: 22/08/2022, 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 1603-2022, Page from 519961 to 519980

being No 160314569 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.10.17 18:55:03 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/10/17 06:55:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DEVELOPMENT POWER OF ATTORNEY

DATED

20TH DAY OF SEPTEMBER, 2022.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB - REGISTRAR - III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2022

PAGES FROM 519961 TO 519980

BEING NO. 160314569 FOR THE YEAR 2022.

EXECUTED BY

SRI SOMESH JANA AND ANR.

... PRINCIPALS.

TO AND IN FAVOUR OF
NATIONAL ENTERPRISE.

... ATTORNEY.