



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

The document is admitted to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.

Ansuman Chakrabarti
 Registrar, Malda
 U/s 1(2) of the Registration Act.

07 SEP 2022

ADARSH DEVELOPERS

Shanti Shekhar Saha

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Laha

ADARSH DEVELOPERS

Ashwin Kumar Saha

Dilip Kumar Raymunde

DEVELOPMENT GENERAL POWER-OF-ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, ANSUMAN CHAKRABARTI, PAN- ACIPC8961C, son of Late Ajit Kumar Chakrabarty, by occupation - Teacher, by Religion - Hindu, residing at Flat No. 2D, 2nd Floor, Bihani Apartment, Golapatti Bundh Road, P.S. - English Bazar, Post Office and District - Malda, PIN- 732101, (W.B.), Citizen of India, SEND GREETINGS.

Ansuman Chakrabarti

Practitioner Chakrabarti

ADARSH DEVELOPERS

Shanti Shekhar Saha
Partner

[2]

ADARSH DEVELOPERS

Ali Abbas Khan Lodi
Partner

ADARSH DEVELOPERS

Ashim Kumar Saha
Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwala
Partner

WHEREAS I am the OWNER of plot of a bastu land measuring about 6.30 Decimal be the same a little more or less comprised in R.S. Plot no. 514, 518 and 514 corresponding L.R. Plot No. 491, 522 and 492 respectively, of R.S. Khatian no. 648, and L.R. Khatian no. 162, class - Bastu, Path and Drain respectively of Mouza - English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, under ward No. 10, Holding No. 7/9/9 of English Bazar Municipality, fully described in Schedule hereunder written and hereinafter referred to as the said Property/Premises.

AND WHEREAS on 7th. day of September 2022, I, the executant of this Power of Attorney have entered into an agreement with "ADARSH DEVELOPERS", a Partnership Firm governed by the Indian Partnership Act, 1932 as amended upto date having it's Office at Imambari Lane, Kalitala, P.S. English Bazar, P.O. & Dist. Malda-732101 (W.B.), PAN - ABZFA2592B, hereinafter referred to and called as the 'DEVELOPER', being represented by its Partners -

1. SRI SHANTI SHEKHAR SAHA, PAN- DKVPS8741E, son of Late Jitendra Nath Saha, by faith - Hindu, by Occupation - Business, Residing at Imambari Lane, Police Station - English Bazar, Post Office and District - Malda, Pin- 732101, (W.B.),

2. ALI ABBAS KHAN LODI, PAN - AJPPK6635F, son of Late Zulfiqur Ali Khan, by faith - Muslim, by Occupation - Business, residing at K.I. Senyal Road, Police Station - English Bazar, Post office & District - Malda, Pin- 732101 (W.B.), and

3. SRI ASHIM KUMAR SAHA, PAN- ARJPS1066L, son of Late Pannalal Saha, by faith - Hindu, by Occupation - Business, residing at Ramkrishna Pally, Police Station - English Bazar, Post Office & District - Malda, Pin- 732101 (W.B.), and

4. SRI DIPAK KUMAR AGARWALA, PAN- AFBPA0144D, son of Sri Ful Kumar Agarwala, by faith - Hindu, by Occupation - Business, residing at Marwari Pally Lane, Bandh Road, South Baluchar, Police Station - English Bazar, Post Office & District - Malda, Pin- 732101 (W.B.),

all are Indian Citizen, for Development of the below schedule property by way of construction of a multistoried building thereon upon on the terms, conditions and stipulations therein mentioned in the DEVELOPMENT

Practitioner

Arumon Chakrabarti

ADARSH DEVELOPERS

Shanti Shekhar Saha

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodi

Partner

ADARSH DEVELOPERS

Ashim Kumar Saha

Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwala

[3]

AGREEMENT / CONSTRUCTION AGREEMENT has been registered in D.S.R., Malda Office and registered in Book - 1, bearing Deed No. 15981 for the year 2022.

AND WHEREAS as per the said agreement I have agreed to grant a General Power of Attorney in favour of

1. SRI SHANTI SHEKHAR SAHA, 2. ALI ABBAS KHAN LODI, 3. SRI ASHIM KUMAR SAHA, 4. SRI DIPAK KUMAR AGARWALA, the partners of "ADARSH DEVELOPERS", in order to enable the developer to do all the acts, deeds and things necessary in connection with the development of the said land and construction of the proposed building thereon and its disposal as fully mentioned therein.

AND WHEREAS the Developer has requested us to grant the said General Power of Attorney in favour of 1. SRI SHANTI SHEKHAR SAHA, 2. ALI ABBAS KHAN LODI, 3. SRI ASHIM KUMAR SAHA, 4. SRI DIPAK KUMAR AGARWALA, the partners of "ADARSH DEVELOPERS", as named hereinafter.

NOW KNOW WE AND THESE PRESENTS WITNESSES that I DO HEREBY NOMINATE, CONSTITUTE AND APPOINT the partners of "ADARSH DEVELOPERS" namely 1. SRI SHANTI SHEKHAR SAHA,

PAN- DKVPS8741E, son of Late Jitendra Nath Saha, by faith - Hindu, by Occupation - Business, Residing at Imambari Lane, Police Station - English Bazar, Post Office and District - Malda, Pin- 732101, (W.B.),

2. ALI ABBAS KHAN LODI, PAN - AJPPK6635F, son of Late Zulfiqar Ali Khan, by faith - Muslim, by Occupation - Business, residing at K.L. Sanyal Road, Police Station - English Bazar, Post office & District - Malda, Pin- 732101 (W.B.), and

3. SRI ASHIM KUMAR SAHA, PAN- ARJPS1066L, son of Late Parimalal Saha, by faith - Hindu, by Occupation - Business, residing at Ramkrishna Pally, Police Station - English Bazar, Post Office & District - Malda, Pin- 732101 (W.B.), and

4. SRI DIPAK KUMAR AGARWALA, PAN- AFBPA0144D, son of Sri Ful Kumar Agarwala, by faith - Hindu, by Occupation - Business, residing at Marwari Pally Lane, Bandh Road, South Balucher, Police Station - English

Arumon Chakrabarti

Krishan Chakrabarti

ADARSH DEVELOPERS

Shanti Shiksha Sangh

Partner

ADARSH DEVELOPERS

Ali Abbas Khan

Partner

ADARSH DEVELOPERS

Asim Kumar

Partner

ADARSH DEVELOPERS

Dipak Kumar

Partner

Bazar, Post Office & District - Malda, Pin- 732101 (W.B.), as my true and lawful attorney jointly to do all the acts, deeds and things in respect of the said premises for the purpose of effecting of all the works as mentioned hereinafter.

- 1) To enter into, hold, and defend possession of the said premises (vacant Land) and also to manage and administer the said premises and all constructions thereon and every part thereof.
- 2) To prepare and have the plans sanctioned for the construction of new building or buildings at the said premises or on part thereof.
- 3) To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the plan or plans sanctioned and to have the same sanctioned, modified and/ or altered by the appropriate Authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permission as be expedient.
- 4) To apply from time to time for modifications of the Building Plans in respect of the building to be constructed on the said land.
- 5) To appoint Architects and/or Contractors for the purpose of construction of new building or buildings at the said premises.
- 6) To apply for and obtain electricity, water, sewerage and/or connection of any other utilities and also the completion of other certificates from appropriate authorities wherever necessary.
- 7) To apply for and obtain the Occupation and Completion Certificate in respect of the said building or any part or parts thereof from the English Bazar Municipality after completion of construction.
- 8) To give such letters and writings and/or undertakings as may be required from time to time by the English Bazar Municipality and/or other concerned Authorities for the purpose of carrying out the development work in respect of the said land as also in respect of the construction work of the building thereon.
- 9) To approach the Government departments and also the English Bazar Municipality and all other concerned Authorities for the purpose of obtaining necessary 'No Objection' Certificate and/or permission and/or

Amg
NOTA

Arunman Chakravarti

ADARSH DEVELOPERS
Shanti Shekhar SWS,

Partner

ADARSH DEVELOPERS
Ali Abbas Khan, Delhi

Partner

ADARSH DEVELOPERS

Asim Kumar Saha

Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwal
Partner

[5]

sanction in regard to the carrying out of the construction of the said building and completion thereof.

- 10) To do all other acts, deeds, matters and things in respect of the said land for the purpose of the development work.
- 11) To appear for me and on my behalf in all Courts (Civil/Criminal) Revenue and before any Statutory body or authority in connection with any matters pertaining to the development and construction of the proposed building upon the said land.
- 12) To make, sign, execute, verify, present and file all applications, plaints, petitions, written statement, *Vakalatnama* or any other documents expedient or necessary in the opinion of my said Attorneys or be made, signed, executed, verified, presented or filed any such documents and again to receive back the same in connection with any matters pertaining to the development and construction of the proposed building upon the said land.
- 13) To appoint Pleaders, Solicitors, Advocates or Attorney or Lawyers to appear and act in any Court or before Revenue or other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
- 14) To negotiate on terms for and sell/transfer flats or any portion of the said building except Owners' Allocation mentioned in the said DEVELOPMENT AGREEMENT and to enter into agreements for such sell/ transfer and/or to rescind or repudiate the same with any purchaser or purchasers at such price or prices and on such terms and conditions as the said Attorney may in his absolute discretion think fit and proper.
- 15) To collect and receive from the prospective buyers or transferees of such flat or flats, covered area or parking space, the price or premium or such other moneys that may be payable by such person or persons.
- 16) Upon such receipt as aforesaid in our joint names and as our act and deed, to sign and execute any conveyance or conveyances in respect of the said premises in favour of the purchaser or purchasers or his/their nominee or nominees or assignee or assignees. Selling of flats, covered

AMG
1/10/24

Aruman Chakraborty

ADARSH DEVELOPERS

Shanti Sheela Suby.

Partner

[6]

ADARSH DEVELOPERS

Ali Akbar Khan Lodhi

Partner

ADARSH DEVELOPERS

Ashim Kumar Saha

Partner

ADARSH DEVELOPERS

Dilip Kumar Agarwal

Partner

space or parking space except owners' (executors') allocation is completely the responsibility of the attorney (Developer). The attorney shall be the 100% shareholder of the money, received from purchasers. The owner or executor shall not have any responsibility in selling flats and also shall have no share on the money received as sale amount of flats or spaces.

- 17) To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said premises or part thereof as I could do myself, if personally present.
- 18) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Dist. Sub-Registrar/Addl. District Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said premises or part thereof to the purchaser or purchasers as fully and effectually in all respects as we could do the same.
- 19) GENERALLY, TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as fully and effectually as I could do in person.
- 20) For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto the said Attorney full Power and absolute authority to enter into separate contracts in his own name with the building contractor, architect and others for carrying out the development at his own risk and costs.

AND I HEREBY AGREE to ratify, confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said premises or part thereof under and by virtue of this deed and all acts, deeds and things lawfully and *bona fide* done by my said Attorney in the

Aruman Chakraborty

Arjunan Chakrabarti

ADARSH DEVELOPERS
Shanti Shreekan, Indig,
Partner
(7)

ADARSH DEVELOPERS
At Abbas Khan Lodi,
Partner

ADARSH DEVELOPERS
At Shri Kumar Saha,
Partner

ADARSH DEVELOPERS
At Dipak Kumar Agastya,
Partner

manner aforesaid shall be construed as acts deeds and things done by us jointly or severally to all intents and purposes as if I am personally present, notwithstanding the facts that no special Power in that behalf is contained in these presents.

AND I HEREBY DECLARE that the Powers and authorities hereby granted pursuant to the said DEVELOPMENT AGREEMENT by way of security and for valuable consideration as fully mentioned thereon, create interest of the Developer in the said land and therefore the same will be valid for 15 (Fifteen) years from the date of execution of this deed or till completion of development of schedule land by way of construction of multistoried building and sale/transfer of the areas as per terms and conditions of the above stated Development Agreement, whichever will be earlier and further declare that till that period of time this Power of Attorney will be operative.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand and seal this the 7th day of September, 2022.

THE SCHEDULE OF THE PROPERTY

All that piece and parcel of land situated within Dist. Malda, P.S. Englishbazar, Ward No. 10, Holding No. 7/9/9 of English Bazar Municipality, under Mouza- English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, Khatian No. 724 (C.S.), 742 (R.S.), and 162 (L.R.)

<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
720 (C.S.)		
514 (R.S.)		
491 (L.R.)	Bastu	5.69 Dec.
492 (L.R.)	Drain	0.36 Dec.
522 (L.R.)	Path	0.25 Dec.

Total - 6.30 Dec.

Total area of Land is 6.30 Decimal, be the same a little more or less upon which there is a 3,200 Sq.ft. two storied building, of which Ground floor

Arjunan Chakrabarti

Anuman Chakrabarti

[8]

ADARSH DEVELOPERS
Shanti Shekhar Sang.
Farid

ADARSH DEVELOPERS
Ali Abbas Khan Lark
Farid

ADARSH DEVELOPERS
Ashim Kumar Saha
Farid

ADARSH DEVELOPERS
Dipak Kumar Agarwala

measuring 1600 Sq.Ft. about 100 years old and First floor measuring 1600 Sq.ft. about 80 years old having cemented floor and butted and bounded by

- In the North - Land of Supali Chakrabarty and Dinendra Kr. Dey
- In the South - Golapatti Road (10 Feet wide Metal Road)
- In the East - Mukunda Apartment
- In the West - Arun Saraf.

SIGNED SEALED AND DELIVERED

In the presence of:

1) Supali Chakrabarty.
W/o Anuman Chakrabarty
Flat No - 2B
Behari Apartment
Golapatti
Malda - 732 101

Signature of the Executor

Anuman Chakrabarti

2) Md. Maul Bhanu
S/o L. Khales Ali Biswas
Vill - Sujapur Ramen Gupthapara
P.O. Sujapur. P.S. Kaliachak
Dist - Malda, WB.

Signature of Power of Attorneys

ADARSH DEVELOPERS
Shanti Shekhar Sang.

ADARSH DEVELOPERS
Ali Abbas Khan Lark

ADARSH DEVELOPERS
Ashim Kumar Saha

Drafted by me and prepared
at my shresta:-

Ashoke Kumar Agarwala
Advocate

(ASHOKE KUMAR AGARWALA)
Advocate, Malda
Malda Bar Association, Malda
Enrollment No. WB/140/97

ADARSH DEVELOPERS
Dipak Kumar Agarwala

অতিরিক্ত পাতা নং -

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Anuman Chakrabarti

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Shanti Shekhar Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ali Abbas Khan Lohi

অতিরিক্ত পাতা নং -



Asim Kumar Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Asim Kumar Saha*



Dipak Kumar Agarwala

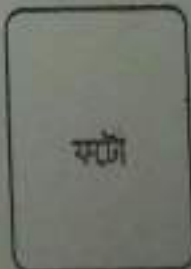
বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



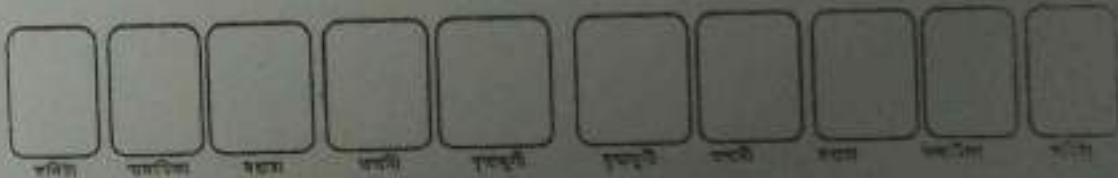
স্বাক্ষর *Dipak Kumar Agarwala*



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Ali Abbas Khan Led*

Major Information of the Deed

Deed No :	I-0901-16006/2022	Date of Registration	07/09/2022
Query No / Year	0901-8002688707/2022	Office where deed is registered	
Query Date	07/09/2022 12:57:25 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	ASHOKE KUMAR AGARWALA MALDA BAR ASSO, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370989922, Status : Advocate		
Transaction	Additional Transaction		
(0138) Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,37,00,000/-	Rs. 1,75,28,400/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 090115981/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No:7/9/9 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-491	LR-162	Commercial	Bastu	5.69 Dec	1,25,00,000/-	1,29,04,920/-	Width of Approach Road: 10 Ft. Adjacent to Metal Road. . Project Name
L2	LR-492	LR-162	Commercial	Drain	0.36 Dec	1,00,000/-	8,16,480/-	Width of Approach Road: 10 Ft. Adjacent to Metal Road. . Project Name
L3	LR-522	LR-162	Commercial	Rasta	0.25 Dec	1,00,000/-	5,67,000/-	Width of Approach Road: 10 Ft. Adjacent to Metal Road. . Project Name
TOTAL :					6.3Dec	127,00,000 /-	142,88,400 /-	
Grand Total :					6.3Dec	127,00,000 /-	142,88,400 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	3200 Sq Ft.	10,00,000/-	32,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 1600 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	3200 sq ft	10,00,000 /-	32,40,000 /-	

Principal Details :



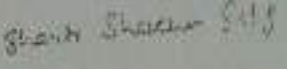
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ANSUMAN CHAKRABARTI Son of Late AJIT KUMAR CHAKRABARTY Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office	 <small>07090022</small>	 <small>LTI 00890632</small>	 <small>07090022</small>
,2D, 2ND FLOOR, BIHANI APARTMENT, GOLAPATTI BANDH ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation Service, Citizen of: India, PAN No.:: ACxxxxxx1C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Office				

Attorney Details :



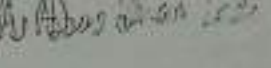
Sl No	Name, Address, Photo, Finger print and Signature
1	ADARSH DEVELOPERS , IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:Malda, West Bengal, India, PIN:- 732101 , PAN No.:: ABxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

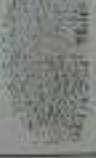
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SHANTI SHEKHAR SAHA Son of Late JITENDRA NATH SAHA Date of Execution - 07/09/2022, Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office		 LTI 07/09/2022	 07/09/2022




MAMBARI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DKxxxxxx1E, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)

Name	Photo	Finger Print	Signature
ALI ABBAS KHAN LODI (Presentant) Son of Late ZULFIQUAR ALI KHAN Date of Execution - 07/09/2022, Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office		 LTI 07/09/2022	 07/09/2022

K J SANYAL ROAD, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx5F, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)



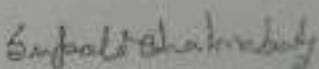
Name	Photo	Finger Print	Signature
Shri ASHIM KUMAR SAHA Son of Late PANNALAL SAHA Date of Execution - 07/09/2022, Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office		 LTI 07/09/2022	 07/09/2022

RAMKRISHNA PALLY, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxx6L, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)

Name	Photo	Finger Print	Signature
Shri DIPAK KUMAR AGARWALA Son of Shri FUL KUMAR AGARWALA Date of Execution - 07/09/2022, Admitted by: Self, Date of Admission: 07/09/2022, Place of Admission of Execution: Office			
Seq: 1 2022 1:48PM	L1 070912122	Sheet: 02	

MARWARI PATTY LANE, BANDH ROAD, SOUTH BALUCHAR, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4D, Aadhaar No Not Provided Status : Representative Representative of : ADARSH DEVELOPERS (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
SIPALI CHAKRABERTI Wife of ANGSUMAN CHAKRABERTI 2 B, BEHANI APARTMENT, GOLAPATTY, City:-, P.O:- MALDA, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN:- 732101			
	07/09/2022	07/09/2022	07/09/2022

Identifier Of ANSUMAN CHAKRABARTI, Shri SHANTI SHEKHAR SAHA, ALI ABBAS KHAN LODI, Shri ASHIM KUMAR SAHA, Shri DIPAK KUMAR AGARWALA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ANSUMAN CHAKRABARTI	ADARSH DEVELOPERS-5.69 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	ANSUMAN CHAKRABARTI	ADARSH DEVELOPERS-0.36 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	ANSUMAN CHAKRABARTI	ADARSH DEVELOPERS-0.25 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	ANSUMAN CHAKRABARTI	ADARSH DEVELOPERS-3200.00000000 Sq Ft

Land details as per Land Record

Block: Malda, P.S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar
Holding No: 10, Holding No:7/9/9 Pin Code : 732101

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 491, LR Khatian No:- 162	Owner:জঃশুমান চক্রবর্তী, Gurdian:অজিত কুমার চক্রবর্তী, Address:মিঞা, Classification:বাত্ত, Area:0.058900000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 492, LR Khatian No:- 162	Owner:জঃশুমান চক্রবর্তী, Gurdian:অজিত কুমার চক্রবর্তী, Address:মিঞা, Classification:ভেল, Area:0.003600000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 522, LR Khatian No:- 162	Owner:জঃশুমান চক্রবর্তী, Gurdian:অজিত কুমার চক্রবর্তী, Address:মিঞা, Classification:পথ, Area:0.002500000 Acre,	Owner Name not selected by applicant.

Date 07-09-2022

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 68 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:39 hrs on 07-09-2022, at the Office of the D.S.R. MALDA by ALI ABBAS KHAN LODI

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 1,75,28,400/-

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

Execution is admitted on 07/09/2022 by ANSUMAN CHAKRABARTI, Son of Late AJIT KUMAR CHAKRABARTI, 2D 2ND FLOOR, BIHANI APARTMENT, GOLAPATTI BANDH ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Service

Identified by SIPALI CHAKRABERTI, , ANGSHUMAN CHAKRABERTI, 2 B , BEHANI APARTMENT , GOLAPATTY P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Others

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

Execution is admitted on 07-09-2022 by Shri SHANTI SHEKHAR SAHA, PARTNERS, ADARSH DEVELOPERS, IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by SIPALI CHAKRABERTI, , ANGSHUMAN CHAKRABERTI, 2 B , BEHANI APARTMENT , GOLAPATTY P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Others

Execution is admitted on 07-09-2022 by ALI ABBAS KHAN LODI, PARTNERS, ADARSH DEVELOPERS, , IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by SIPALI CHAKRABERTI, , ANGSHUMAN CHAKRABERTI, 2 B , BEHANI APARTMENT , GOLAPATTY P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Others

Execution is admitted on 07-09-2022 by Shri ASHIM KUMAR SAHA, PARTNERS, ADARSH DEVELOPERS, IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by SIPALI CHAKRABERTI, , ANGSHUMAN CHAKRABERTI, 2 B , BEHANI APARTMENT , GOLAPATTY P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Others

Execution is admitted on 07-09-2022 by Shri DIPAK KUMAR AGARWALA, PARTNERS, ADARSH DEVELOPERS, IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by SIPALI CHAKRABERTI, , ANGSHUMAN CHAKRABERTI, 2 B , BEHANI APARTMENT , GOLAPATTY P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession
Others

Payment of Fees

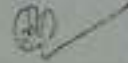
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- , H = Rs 28/- , MD) = Rs 40/- and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

Stamp: Type: Impressed; Serial no 68, Amount: Rs.50/-, Date of Purchase: 01/09/2022, Vendor name: Manoranjan Poddar



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0901-2022, Page from 313222 to 313240
being No 090116006 for the year 2022.



Digitally signed by SUMANTA DHAR
Date: 2022.09.08 17:37:43 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 2022/09/08 05:37:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.

(This document is digitally signed.)