

12161/2020

118/14

भारतीय गैर न्यायिक

सौ रुपये

Rs. 100



रु. 100

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

The document is drafted in accordance with the provisions of the Act and the rules made thereunder.



Sugata De alias Sugata De.

Sangeeta De.

Sahana De.

Shanti Suman Saha.

DARSHI VETTERS

Ali Abbas Khan V. Saha

DARSHI VETTERS

Asim Kumar Saha

DARSHI VETTERS

Sugata De alias Sugata De.

DEVELOPMENT GENERAL POWER-OF-ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

We, 1) SUGATA DE alias SUGATA DEY, PAN-DLMPD4524A, son of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Business, 2) SANGEETA DEY, PAN-COKPD0314Q, daughter of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Grihasti, 3) SAHANA DE, PAN- CEPPD7151A, wife of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Grihasti, all are by faith - Hindu, residing at Gosaituli Lane, Golapatty, P.S. - English Bazar, Post Office and District - Malda, PIN- 732101, (W.B.), all are Citizen of India, SEND GREETINGS.

Am 20/11/20

Sugale de alias Sugale de

Sargale de.

Sachana de.

Shanti Shekhar Saha

Ashim Kumar Saha

Ali Abbas Khan Lodi

Dipak Kumar Agarwal

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WHEREAS we are the OWNERS of a Bastu land measuring about 3.6212 Decimal be the same a little more or less comprised in R.S. Plot no. 498 and L.R. Plot No. 481 of R.S. Khatian no. 818 and L.R. Khatian no. 874 (Old), 4315, 4316 and 4314 (New), class – Bastu, of Mouza – English Bazar, J.L. No. 67, P.S. English Bazar, District– Malda, under ward No. 10, Holding No. 3 / 4 / 5 at Gosai Tuli Lane of English Bazar Municipality fully described in Schedule hereunder written and hereinafter referred to as the said Property/Premises.

AND WHEREAS on 10 th. day of November, 2023, we, the executants of this Power of Attorney have entered into an "Agreement for Development" 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 Zulfiqar Ali Khan, by faith – Muslim, by Occupation – Business, residing at K.J. 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 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 Late Ful Kumar Agarwala, by faith – Hindu, by Occupation – Business, residing at Marwari Patty 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.

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Shanti Shekhar Saha

Ali Abbas Khan Lodi

Ashim Kumar Saha

Dipak Kumar Agarwal

conditions and stipulations therein mentioned in the DEVELOPMENT AGREEMENT / CONSTRUCTION AGREEMENT has been registered in A.D.S.R., Malda Office and registered in Book - 1, bearing Deed No. 12159, for the year 2023.

AND WHEREAS as per the said agreement we 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 WE 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.J. 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 Pannalal Saha, by faith - Hindu, by Occupation - Business, residing at Ramkrishna Pally, Police Station - English Bazar, Post Office & District - Malda, Pin-

(Signature)

Sugala De alias Sugala

Sargobh Roy.

Sahana De.

Shanti Shekhar Singh

Ali Abbas Khan Lach

Asbin Kumar Agarwal

Asbin Kumar Agarwal

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732101 (W.B.), and

4. **SRI DIPAK KUMAR AGARWALA, PAN-AFBPA0144D**, son of Late Ful Kumar Agarwala, by faith - Hindu, by Occupation - Business, residing at Marwari Patty Lane, Bandh Road, South Baluchar, Police Station - English Bazar, Post Office & District - Malda, Pin- 732101 (W.B.), all are India Citizens, as our 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

Sugali De alias Sugali

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Sahana Devi

Shamir Shekhar Saha

Ali Abbas Khan Laskar

Abhin Kumar Saha

Dipak Kumar Aragoner

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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 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 our 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 our 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.



Sugala P. alias Sugala

Songabir Amr.

Sahana De

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Shanti Sreelata Singh

Abbas Khan Lodhi

Ashish Kumar Saha

Sandeep Kumar Aggarwal

- 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 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 our 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 ourselves, 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 our 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

Sugala P. alias Sugala D.

Sugala Sug.

Sahara De.

Shanti Shekhar De.

Ali Abbas Khan Lo, Sr.

Asim Kumar Saha

Dipak Kumar Agastya

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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 our 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 our said Attorney in the 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 declared that till that period of time this Power of Attorney will be operative.

IN WITNESS WHEREOF we have hereunto set and subscribed our hand and seal this the 10 th Day of November, 2023.

THE SCHEDULE OF THE PROPERTY

All that piece and parcel of land situated within Dist. Malda, P.S. Englishbazar, Ward No. 10, Holding No. 3 / 4 / 5 at Gosai Tuli Lane of English Bazar Municipality, under Mouza- English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, R.S. Khatian No. 818, L.R. Khatian No. 874 (Old), 4315, 4316 and 4314 (New)

Sugala De alias Sugala

Sargeet Dey

Sahana DE.

Shanti Shekhar Saha

ADARSH DEVELOPERS
Ali Abbas Khan L

ADARSH DEVELOPERS
Ashin Kumar Saha

Dipak Kumar Agarwal

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<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
498 (R.S.)		
481 (L.R.)	Bastu	3.6212 Dec.

Total area of Land is **3.6212 Decimal**, be the same a little more or less upon which there is a 710 Sq.ft. one storied building, of which Ground floor is about 50 years old having Cemented floor and butted and bounded by —

- In the North - Municipal Lane (6 ft. wide Gosai Tuli Lane)
- In the South - Adarsh Developers
- In the East - Subrata Sarkar and Adarsh Developers
- In the West - Mriganka Choudhury

SIGNED SEALED AND DELIVERED

In the presence of :

1) Karuna choudhury
S/o. Late - Kragen choudhury
3 NO Govt colony
P.S. English BAZAR
P/O - Malda
Pin - 732101
West Bengal

Signature of the Executor

Sugala De alias Sugala Dey
Sargeet Dey.
Sahana De.

Signature of Power of Attorneys

2) ~~Mriganka Dey~~
S/o Late ~~Mriganka Dey~~
S/o Late ~~Mriganka Dey~~
S/o Late ~~Mriganka Dey~~
P.S. ~~English Bazar~~
P.O. + Dist. ~~Malda~~
Pin ~~732101~~

ADARSH DEVELOPERS
Shanti Shekhar Saha

ADARSH DEVELOPERS
Ali Abbas Khan Loh

ADARSH DEVELOPERS
Ashin Kumar Saha

ADARSH DEVELOPERS
Dipak Kumar Agarwal

Drafted by me and prepared
at my shresta:-
Ashoke Kumar Agarwal
(ASHOKE KUMAR AGARWALA)
Advocate, Malda,
Malda Bar Association, Malda
Enrolment No. WB/140/97

অতিরিক্ত পাতা নং -



Sugala De alias Sugala Dey

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Sugala De alias Sugala Dey



Sangach Dey

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Sangach Dey



Sahana De

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Sahana De

অতিরিক্ত পাতা নং -



Shanti Sheechar Saha

ডান হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

নাম: শান্তি

Shanti Sheechar Saha



Ali Abbas Khan Lod

ডান হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

নাম: আলি

Ali Abbas Khan Lod



Ashim Kumar Saha

ডান হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

নাম: অশিম

Ashim Kumar Saha



Dipak Kumar Agarwala

ডান হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

নাম: দিপক

Dipak Kumar Agarwala

श्री यशोवन्त देव

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INDIA NON JUDICIAL

AFFIDAVIT

Before the 1 st class Judicial Magistrate, Malda.

SAHANA DE W/O Late Dinendra Kumar De, residing at Golapatty
Jasaituli Lane, P.S. English Bazar, P.O. & Dist. Malda, Pin - 732101 (W.B.),
about 71 years. BY Profession - Housewife, by Caste - Hindu
I solemnly affirm and say as follows -

- 1. That I am living permanently at the above noted address since long
 - 2. That my husband's correct and actual name is Late DINENDRA KUMAR DEY
S/O Late Surya Kanta Dey.
- That my husband's name has been correctly recorded in the husband's
Aadhaar Card bearing no 9859 1957 2113. In the Election Identity Card
bearing no WB-07 / 046 / 525427 as DINENDRA KUMAR DE But my
husband's Name has been recorded in the E.B., B.L. & L.R.O in the name
of DINESH KUMAR DEY.

Sahana De



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DINENDRA KUMAR DEY and DINENDRA KUMAR DE and DINESH
... the same and one identical person
... swearing this affidavit in order to submit before the proper
... as and when required,

I further certify that the information given above in respect of myself is
fully correct and I take full responsibility of the accuracy of the statement.
If at any point of time a part of the statement is found to be incorrect, I
shall have to forfeit the benefit received and shall also be liable to be
punished under Section 193 of the Indian Penal Code.

Verification

The statements made in this Affidavit are true to the
best of my knowledge and belief.

Dinendra De
Declarant

The declarant is identified by me

Sumit Dasgupta
Advocate, Malda.
1/24/2022

Maldas Bar Association
Sl. No. 2158 Date
(Judicial Magistrate)

05 -

Sarada De
Identified
Advocate
Maldas Bar Association
Sl. No. 2158 Date
(Judicial Magistrate)

Sumit Dasgupta
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भारतीय गैर न्यायिक

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TEN
RUPEES

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Rs. 10

INDIA

INDIA NON JUDICIAL

Malda Sadar
West Bengal
REGD NO. 0612/81
EXDPT. 14
NOV 20 2017

WEST BENGAL

AFFIDAVIT

Before the Notary Public, Malda

Before the Notary Public, Malda.

I, SUGATA DE son of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, residing at Golapatty Gosaltuli Lane, P.S. English Bazar, P.O. & Dist. Malda, Pin - 732101 (W.B.), aged about 54 years, BY Profession Business., by Caste - Hindu, do solemnly affirm and declare as follows

- 1) That I am living permanently at the above noted address since long.
- 2) That my correct and actual name is SUGATA DE, S/O Late Dinendra Kumar Dey alias Dinesh Kumar Dey.
- 3) That my name has been recorded in my Aadhaar Card bearing no 8428 1097 7141 as SUGATA DEY but my Name has been recorded in the Election Identity Card bearing no JVR1509462 and PAN card DLMPD4524A as SUGATA DE

Contd 2

Sugata De.

PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
REGD NO. 0612/81
EXDPT. 14
NOV 20 2017

Malda

NCT 457

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- 4) That SUGATA DE and SUGATA DEY is the same and one identical person
- 5) That I am swearing this affidavit in order to submit before the proper authority as and when required.

I, further certify that the information given above in respect of myself is fully correct and I take full responsibility of the accuracy of the statement. If at any point of time a part of the statement is found to be incorrect, I shall have to forfeit the benefit received and shall also be liable to be punished under Section 193 of the Indian Penal Code.

Verification

The statements made in this Affidavit are true to the best of my knowledge and belief.

Sugata De.

Declarant

The declarant is identified by me

Ashoke Kumar Agarwala
Advocate, Malda.

MINHA
INDIA
NO. 13786
West Bengal

ADVOCATE
Malda Bar Association, Malda
Sl. No. 16827 Date

09 NOV 2023

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Major Information of the Deed

Deed No :	I-0902-12161/2023	Date of Registration :	10/11/2023
Query No / Year	0902-8002808629/2023	Office where deed is registered	
Query Date	10/11/2023 11:15:26 AM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Asok Agrawia Malda, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No : 8116789022, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 39,00,000/-		
Stamp duty Paid(SD)	Rs. 100/- (Article 48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 090212159/2023 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.3/4/5 Pm Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-481	LR-4315	Commercial	Bastu	1.20707 Dec	12,00,000/-	25,85,544/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road. Project Name
12	LR-481	LR-4316	Commercial	Bastu	1.20707 Dec	12,00,000/-	25,85,544/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road. Project Name
13	LR-481	LR-4314	Commercial	Bastu	1.20708 Dec	12,00,000/-	25,85,523/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road. Project Name :
TOTAL :					3.6212Dec	36,00,000 /-	77,56,611 /-	
Grand Total :					3.6212Dec	36,00,000 /-	77,56,611 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
01	On Land L1, L2, L3	710 Sq Ft.	3,00,000/-	3,23,494/-	Structure Type: Structure

Gr. Floor, Area of floor : 710 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type

Details

Name, Address, Photo, Finger print, and Signature

Name	Photo	Finger Print	Signature
Sugata De. (Alias: Sugata Dey) Son of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey Executed by: Self, Date of Execution: 10/11/2023 Admitted by: Self, Date of Admission: 10/11/2023, Place Office		 Captured	
10/11/2023	10/11/2023	10/11/2023	

Golapatty Gosaituli Lane, City:- English Bazar, 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.:: DLxxxxxx4A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023
 Admitted by: Self, Date of Admission: 10/11/2023, Place : Office

Name	Photo	Finger Print	Signature
Sangeeta Dey (Presentant) Daughter of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey Executed by: Self, Date of Execution: 10/11/2023 Admitted by: Self, Date of Admission: 10/11/2023, Place Office		 Captured	
10/11/2023	10/11/2023	10/11/2023	

Golapatty Gosaituli Lane, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: COxxxxxx4Q, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023
 Admitted by: Self, Date of Admission: 10/11/2023, Place : Office



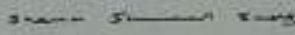


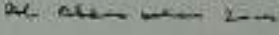
Name	Photo	Finger Print	Signature
Sahana De Wife of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey Executed by: Self, Date of Execution: 10/11/2023 Admitted by: Self, Date of Admission: 10/11/2023, Place Office		 Captured	
10/11/2023	10/11/2023	10/11/2023	







10/11/2023, P.O.:- English Bazar, P.O.:- Malda, P.S.:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : CExxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023
 Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office

Attorney Details :

SF 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 :

SF No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri SHANTI SHEKHAR SAHA Son of Late: JITENDRA NATH SAHA Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured	
IMAMBARI 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)				
2	Name	Photo	Finger Print	Signature
2	ALI ABBAS KHAN LODI Son of Late: ZULFIQUAR ALI KHAN Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured	
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 - 10/11/2023, Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	 Nov 10 2023 11:34AM	 Captured LT 10/11/2023	 10/11/2023
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 - 10/11/2023, Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	 Nov 10 2023 11:34AM	 Captured LT 10/11/2023	 10/11/2023
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
Mr Karuna Chowdhury Son of Late: Khagen Chowdhury J No Govt Colony, City:- , P.O:- Malda, P.S -English Bazar, District:-Malda, West Bengal, India, PIN:- 732101	 10/11/2023	 Captured 10/11/2023	 10/11/2023

Identifier Of Sugata De, Shri SHANTI SHEKHAR SAHA, ALI ABBAS KHAN LODI, Shri ASHIM KUMAR SAHA, Shri DIPAK KUMAR AGARWALA, Sangeeta Dey, Sahana De

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
	Sugata De	ADARSH DEVELOPERS-1.20707 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
	Sangeeta Day	ADARSH DEVELOPERS-1.20707 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
	Sahana De	ADARSH DEVELOPERS-1.20706 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Sugata De	ADARSH DEVELOPERS-236.66666700 Sq Ft
2	Sangeeta Day	ADARSH DEVELOPERS-236.66666700 Sq Ft
3	Sahana De	ADARSH DEVELOPERS-236.66666700 Sq Ft

Land Details as per Land Record

District: Meida, P.S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar
Ward No: 10, Holding No:3/4/5 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English, as selected by applicant
1.1	LR Plot No- 481, LR Khatian No- 4315	Owner: शुभा न. , Gurdian: शिव सुभा न. , Address: शिव , Classification: कम , Area: 0.01200000 Acre,	Owner Name not selected by applicant.
1.2	LR Plot No:- 481, LR Khatian No - 4316	Owner: शिव न. , Gurdian: शिव सुभा न. , Address: शिव , Classification: कम , Area: 0.01200000 Acre,	Owner Name not selected by applicant.
1.3	LR Plot No- 481, LR Khatian No- 4314	Owner: शिव न. , Gurdian: शिव सुभा न. , Address: शिव , Classification: कम , Area: 0.01210000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : 1 - 090212161 / 2023

10-11-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1982)
Presented under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number - 46 of Indian Stamp Act 1898.

Representation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1982)
Presented for registration at 11:28 hrs on 10-11-2023, at the Office of the A.D.S.R. MALDA by Sangeeta Dey 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 80,80,105/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 10/11/2023 by 1. Sugata De, Alias Sugata Dey, Son of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaituli Lane, P.O: MALDA, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Sangeeta Dey, Daughter of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaituli Lane, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 3. Sahana De, Wife of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaituli Lane, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others.

Identified by Mr Karuna Chowdhury, . . . Son of Late Khagen Chowdhury, 3 No Govt Colony, 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, 1982) (Representative)

Execution is admitted on 10-11-2023 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 Mr Karuna Chowdhury, . . . Son of Late Khagen Chowdhury, 3 No Govt Colony, P.O: Malda, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 by ALI ABBAS KHAN LODI, PARTNERS, ADARSH DEVELOPERS, IMAMBAKI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN - 732101

Identified by Mr Karuna Chowdhury, . . . Son of Late Khagen Chowdhury, 3 No Govt Colony, P.O: Malda, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 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 Mr Karuna Chowdhury, . . . Son of Late Khagen Chowdhury, 3 No Govt Colony, P.O: Malda, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 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 Mr Karuna Chowdhury, . . . Son of Late Khagen Chowdhury, 3 No Govt Colony, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

Stamp Type: Impressed, Serial no 382, Amount: Rs.100.00/-, Date of Purchase: 08/11/2023, vendor name

Manoj Kumar Modda



Bhaskar Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 0902-2023, Page from 288152 to 288175
being No 090212161 for the year 2023.



Digitally signed by BHASKAR SARKAR
Date: 2023.11.10 14:02:03 +05:30
Reason: Digital Signing of Deed

(Bhaskar Sarkar) 10/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.