



পশ্চিমবঙ্গ পশ্চিম বঙ্গ  
The document is registered in WEST BENGAL  
Registration. The endorsement  
sheets and the signature sheet  
attached with this deed are  
part of the document.

09-9

Registrar, Malda  
U/s 7(1) of the Registration Act.  
09 SEP 2022

Arun Kumar Saraf

ADARSH DEVELOPER  
Shanti Shekhar Singh

ADARSH DEVELOPERS  
Ato Abbas Khan Lone

ADARSH DEVELOPER  
Ashim Kumar Saha

AK 133

Dipak Kumar Aggarwal

5002910856/2

DEVELOPMENT GENERAL POWER-OF-ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, SRI ARUN KUMAR SARAF, PAN- AJCPS6305H, son of Late Murlidhar Saraf, by occupation - Business, by faith - Hindu, residing at Golapatti Lane, P.S. - English Bazar, Post Office and District - Malda, PIN- 732101, (W.B.), Citizen of India, SEND GREETINGS.

*(Signature)*

Arum Kumar Sanyal

ADARSH DEVELOPERS

Shanti Shekhar Saha,

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodi

Partner

ADARSH DEVELOPERS

Ashim Kumar Saha

Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwal

(2)

WHEREAS I am the OWNER of plot of a bastu land measuring about 4.62 Decimal be the same a little more or less comprised in C.S. Plot no. 720, R.S. Plot no. 514 and L.R. Plot No. 491, 492, of C.S. Khatian no. 724, R.S. Khatian no. 742, and L.R. Khatian no. 161, class – Bastu, of Mouza – English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, under ward No. 10, Holding No. Holding No. 8/9(A)/10, of English Bazar Municipality, fully described in Schedule hereunder written and hereinafter referred to as the said Property/Premises.

AND WHEREAS on 9th. 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- DKVPS874IE, 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 Zulfiquar 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 Sri 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, conditions and stipulations therein mentioned in the DEVELOPMENT

*Arum Kumar Sanyal*



Ashim Kumar Saha

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 - I, bearing Deed No. 16.143. 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 Zulfiquar 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 Sri Ful Kumar Agarwala, by faith - Hindu, by Occupation - Business, residing at



Asim Kumar Sarab

ADARSH DEVELOPERS  
Shanti Shekhar S-13.  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Lodhi  
Partner

ADARSH DEVELOPERS  
Asim Kumar Sarab  
Partner

ADARSH DEVELOPERS  
Asim Kumar Sarab

[4]

Marwari Patty Lane, Bandh Road, South Baluchar, Police Station – English Bazar, Post Office & District – Malda, Pin- 732101 (W.B.), all are India Citizens, 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.

Asim  
Sarab



Arum Kumar Sarraf

(5)

ADARSH DEVELOPERS  
Shanti Shekhar Sanyal

Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Lodi

Partner

ADARSH DEVELOPERS  
Ashwin Kumar Laha

Partner

ADARSH DEVELOPERS  
Dipate Kumar Agarwal

- 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 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



Atm Kumar Sarda

[6]

ADARSH DEVELOPERS  
Shanti Shikhar S-25.

ADARSH DEVELOPERS  
Ali Abbas Khan Beshi  
Partner

ADARSH DEVELOPERS  
Atm Kumar Sarda

ADARSH DEVELOPERS  
Dipak Kumar Aggarwal

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 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,

*Atm Kumar Sarda*



Asim Kumar Sarraf

ADARSH DEVELOPERS  
Shanti Sanchayan S-19,

Patna

ADARSH DEVELOPERS

Ali Abbas Khan Indr

Patna

ADARSH DEVELOPERS

Asim Kumar Sarraf

Patna

ADARSH DEVELOPERS

Dipak Kumar Bhowmik

[7]

deeds and things lawfully and *bona fide* done by my 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 I have hereunto set and subscribed my hand and seal this the 9th 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. 8/9(A)/10 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 161 (L.R.)

<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
720 (C.S.)		
514 (R.S.)		
491 (L.R.)	Bastu	4.26 Dec.
492 (L.R.)	Drain	0.36 Dec.

Total - 4.62 Dec.

Total area of Land is 4.62 Decimal, be the same a little more or less upon which there is a 2,100 Sq.ft. two storied building, of which Ground floor measuring 1500 Sq.Ft. about 100 years old and First floor measuring 600 Sq.ft. about 80 years old having cemented floor.

Asim  
Kumar  
Sarraf

Arun Kumar Sarat

ADARSH DEVELOPERS  
Shanti Shreehan Saha

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodh

Partner

ADARSH DEVELOPERS

Ashim Kumar Saha

Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwala

[8]

Butted and bounded by:-

In the North - Uma Chakraberty and Ansuman Chakrabarti

In the South - Golapotti Road (10 Feet wide metal-unassessed road)

In the East - Passage of Uma Chakraberty and Ansuman Chakrabarti

In the West - Nripendranath Saha.

**SIGNED SEALED AND DELIVERED**

In the presence of :

1) Mr. Haul Ghani  
S/o. Khaleel Ali Biswas  
Vill. Sujapur Farmer Gupta para  
P.O. Sujapur, P.S. Kalinchak  
Dist - Malda, WB.  
732206

Signature of the Executor

Arun Kumar Sarat

Signature of Power of Attorneys

2) Sunjay Sakhar Saha  
S/o. Jitendra Nath Saha  
P.O. Sahapur, P.O. Malda  
Dist - Malda

ADARSH DEVELOPERS  
Shanti Shreehan Saha

ADARSH DEVELOPERS  
Ali Abbas Khan Lodh

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

Asim Kumar Sarat



স্বাক্ষর Asim Kumar Sarat



বাম হাতের আঙ্গুল ছাপ



Shanti Shechan Sarkar

ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Shanti Shechan Sarkar



বাম হাতের আঙ্গুল ছাপ



Ali Abbas Khan Laha

ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ali Abbas Khan Laha

অতিরিক্ত পাতা নং -



Ashim Kumar Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ashim Kumar Saha



Dipak Kumar Agarwal

বাম হাতের আঙ্গুল ছাপ

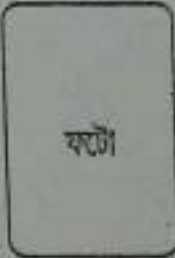


ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Dipak Kumar Agarwal

বাম হাতের আঙ্গুল ছাপ



ফটো

ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর .....



### Major Information of the Deed

Deed No :	I-0901-16148/2022	Date of Registration	09/09/2022
Query No / Year	0901-8002710856/2022	Office where deed is registered	
Query Date	09/09/2022 12:13:50 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	ASHOKE KUMAR AGARWALA MALDA, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370986922, Status : Advocate		
Transaction	Additional Transaction		
(0138) Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 56,00,000/-	Rs. 1,26,04,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 090116143/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No:8/9 A / 10 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-491	LR-161	Commercial	4.28 Dec	50,00,000/-	96,61,689/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, Project Name :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No:8/9 A / 10 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-492	LR-161	Commercial	0.36 Dec	1,00,000/-	8,16,480/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, Project Name :
<b>Grand Total :</b>				<b>4.62Dec</b>	<b>51,00,000 /-</b>	<b>104,78,169 /-</b>	

#### Structure Details :



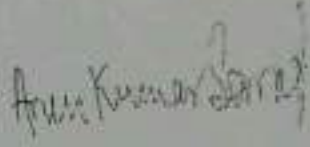
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	5,00,000/-	21,26,250/-	Structure Type: Structure

Gr. Floor, Area of floor : 1500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 600 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	<b>2100 sq ft</b>	<b>5,00,000 /-</b>	<b>21,26,250 /-</b>
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## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>ARUN KUMAR SARAF</b> (Presentant) Son of Late MURLIDHAR SARAF Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
	GOLAPATTI LANE, 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.:: AJxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office	09/09/2022	LTI 09/09/2022	09/09/2022

## Attorney Details :



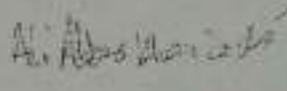
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ADARSH DEVELOPERS</b> IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:- ABxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

## Representative Details :


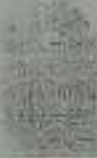
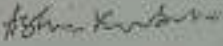
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SHANTI SHEKHAR SAHA</b> Son of Late JITENDRA NATH SAHA Date of Execution - 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
		09/09/2022 12:33PM	LTI 09/09/2022	09/09/2022




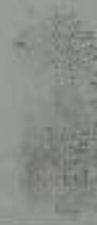
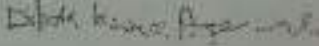
MAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DKxxxxxx1E, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)

2	Name	Photo	Finger Print	Signature
ALI ABBAS KHAN LODI Son of Late ZULFIQUAR ALI KHAN Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office	 <small>Sep 9 2022 12:34PM</small>	 <small>LTI 09/09/2022</small>	 <small>09/09/2022</small>	

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.: AJxxxxxx6F, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)

3	Name	Photo	Finger Print	Signature
Shri ASHIM KUMAR SAHA Son of Late PANNALAL SAHA Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office	 <small>Sep 9 2022 12:30PM</small>	 <small>LTI 09/09/2022</small>	 <small>09/09/2022</small>	

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.: ARxxxxxx8L, Aadhaar No Not Provided Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)

4	Name	Photo	Finger Print	Signature
Shri DIPAK KUMAR AGARWALA Son of Shri FUL KUMAR AGARWALA Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office	 <small>Sep 9 2022 12:30PM</small>	 <small>LTI 09/09/2022</small>	 <small>09/09/2022</small>	

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
<b>Md ATAUL GHANI</b> son of Late KHALED ALI BISWAS SUJAPUR RAMEN GUPTA PARA, City:- P.O - SUJAPUR, P.S -Kallachak, District:- Malda, West Bengal, India, PIN - 732208			
	09/09/2022	09/09/2022	09/09/2022

Identifier Of ARUN KUMAR SARAF, 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	ARUN KUMAR SARAF	ADARSH DEVELOPERS-4.26 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ARUN KUMAR SARAF	ADARSH DEVELOPERS-0.36 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ARUN KUMAR SARAF	ADARSH DEVELOPERS-2100.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar Ward No: 10, Holding No:8/9 A / 10 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 491, LR Khatian No:- 161	Owner: অরুণ কুমার সারফ, Gurdan: মুরনীধর সারফ, Address: নিত, Classification: বাড়ি, Area: 0.04260000 Acre,	Owner Name not selected by applicant.

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar Ward No: 10, Holding No:8/9 A / 10 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 492, LR Khatian No:- 161	Owner: অরুণ কুমার সারফ, Gurdan: মুরনীধর সারফ, Address: গিড Classification: জেন, Area: 0.00360000 Acre,	Owner Name not selected by applicant.



On 09-09-2022

**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 : 45 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:30 hrs on 09-09-2022, at the Office of the D.S.R. MALDA by ARUN KUMAR SARAF, Executant.

**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 1,26,04,410/-

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

Execution is admitted on 09/09/2022 by ARUN KUMAR SARAF, Son of Late MURLIDHAR SARAF, GOLAPATTI LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Indetified by Md ATAUL GHANI, , Son of Late KHALED ALI BISWAS, SUJAPUR RAMEN GUPTA PARA, P.O: SUJAPUR, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by profession Others

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

Execution is admitted on 09-09-2022 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

Indetified by Md ATAUL GHANI, , Son of Late KHALED ALI BISWAS, SUJAPUR RAMEN GUPTA PARA, P.O: SUJAPUR, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 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

Indetified by Md ATAUL GHANI, , Son of Late KHALED ALI BISWAS, SUJAPUR RAMEN GUPTA PARA, P.O: SUJAPUR, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 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

Indetified by Md ATAUL GHANI, , Son of Late KHALED ALI BISWAS, SUJAPUR RAMEN GUPTA PARA, P.O: SUJAPUR, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 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

Indetified by Md ATAUL GHANI, , Son of Late KHALED ALI BISWAS, SUJAPUR RAMEN GUPTA PARA, P.O: SUJAPUR, Thana: Kaliachak, , Malda, WEST BENGAL, India, PIN - 732206, by caste Muslim, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/-, H = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

Statement of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

Stamp: Type: Impressed, Serial no 70, Amount: Rs.100/-, Date of Purchase: 01/09/2022, Vendor name: Manoranjan Koddar



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



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0901-2022, Page from 318002 to 318019  
Seri No 090116148 for the year 2022.



Digitally signed by SUMANTA DHAR  
Date: 2022.09.09 18:42:13 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 2022/09/09 06:42:13 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
West Bengal.

(This document is digitally signed.)