

D502-6804/24

P-6555/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 085709

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document.

A. D. S. R., Howrah

24 JUN 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED AGREEMENT FOR DEVELOPMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 24th day of June, 2024.

18 JUN 2024

Serial No. 3540 Date..

Purchaser Name..... A. B. construction

Address..... normal

Rupees..... 52

Probal Chatterjee

PROBAL CHATTERJEE
Howrah Court (Alchakla)
Criminal Court



Additional District Sub-Registrar
Howrah

24 JUN 2024

(1) **SRI SANDIP KUMAR DUTTA** (having his **PAN - ACMPD7457L** and **AADHAR CARD NO. 2692 9687 8051**), by Occupation Service, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (2) **SRI PRADIP KUMAR DUTTA** (having his **PAN - AKUPD8723H** and **AADHAR CARD NO. 6590 7001 7511**), by Occupation Retired Person, residing at 67 Shyamnagar Road, Bangur Avenue, South Dum Dum, in the City of Kolkata, in the District of North 24 Parganas, Pin Code No. 700 055, (3) **SRI PRATYUSH KUMAR DUTTA** (having his **PAN - ADHPD7621G** and **AADHAR CARD NO. 4445 3509 1454**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (4) **SRI PRASANTA KUMAR DUTTA** (having his **PAN - ACRPD5643B** and **AADHAR CARD NO. 8650 8712 8364**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, (1) to (4) all are sons of Late Aditya Prakash Dutta, (5) **SMT. PUSPITA DEY** (having her **PAN - AVUPD7742B** and **AADHAR CARD NO. 2497 2855 8042**), daughter of Late Pranab Kumar Dutta, by Occupation Housewife, residing at 15Y, Nimtala Lane, Beadon Street, in the City of Kolkata, Pin Code No. 700 006, and (6) **MISS. AJANTA DUTTA** (having her **PAN - AZYPD4899F** and **AADHAR CARD NO. 8468 7100 2430**), daughter of Late Pranab Kumar Dutta, by Occupation Family Pensioner, residing at Dakshin Joypur Bill, Liluah, in the District of Howrah, Pin Code No. 711 227, all by Nationality Indian, all by faith Hindu, hereinafter jointly called and referred to as the **LAND OWNERS** (which expressions shall unless excluded by and or repugnant to the context be deemed to mean and include their legal heirs, legal representatives, successors-in-interest, executors, administrators and assigns etc.) of the **ONE PART**, hereinafter referred to as the **PRINCIPALS/EXXECUTANTS**;



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-:IN FAVOUR OF:-

M/S. A.B. CONSTRUCTION, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, (having his PAN - **AOFPM9393H** and **AADHAAR CARD NO. 2050 7668 8290**), son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, hereinafter referred to as the **DEVELOPER** (which expressions shall unless excluded by and or repugnant to the context be deemed to mean and Include his legal heirs, successors-In-Interest, legal representatives, executors, administrators and assigns etc.) of the **OTHER PART**, hereinafter also referred to as the **POWER OF ATTORNEY HOLDER**;

KNOWN ALL MEN BY THESE PRESENT THAT WE, the **PRINCIPALS** herein are the joint Owners as well as lawful Occupiers in respect of **ALL THAT** piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12367, 12989, 13154, 13187, 17064** situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, within the jurisdiction of the **District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah**, together with all other rights of easement, quasi easement, appurtenances, appendages as well as



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right to use of adjacent common passage attached thereto, have desired to hit our such dream into any good, dynamic, well reputed and financially sound Developer and for which we started searching of a Developer in the locality, who can undertake the total responsibility to complete the said proposed multi- storied building construction at his/their own costs and expenses and who has capability to develop the same either financially or workably and also to distribute the proposed constructed area of the proposed multi-storeyed building absolutely in sharing basis and to dispose of the same according to his/their own choice and desire.

AND WHEREAS the **DEVELOPER OF THE OTHER PART**, is a reputed development oriented proprietorship firm, duly represented by its Sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, who is well-reputed **PROMOTER/DEVELOPER** and who has necessary financial resources and sufficient fund to undertake to start and complete the said construction of the proposed multi- storied building upon the "**SAID PROPERTY**" or the portion of the **OWNERS OF THE ONE PART** together with all that is necessary to appoint Soil Surveyor, Engineers, Civil Engineers, Masons and Labours, etc. to obtain necessary Building Sanction Plan or plans for the proposed new Multi-storeyed Building and to complete the said proposed construction thereof from the Howrah Zilla Parishad or any concerned suitable authority engaged for the time being in force;

AND WHEREAS we, the **OWNERS OF THE ONE PART** after coming to know about the aforesaid Developer, who is a good, dynamic, well reputed, financially sound and local Developer, approached him our aforesaid intention and offered to undertake the Development and Construction Work and the **DEVELOPER OF THE OTHER PART** has duly accepted our proposal for implementation of the said project after due consideration



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thereof and on such terms and conditions as fully and particularly stated in the Agreement for Development.

AND WHEREAS we, being the **OWNERS OF THE ONE PART**, are now desirous of constructing proposed multi-storeyed building on the "Said Property" absolutely in sharing basis and accordingly, we have already entered Into an Agreement for Development with **M/S. A.B. CONSTRUCTION**, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, herein above or after referred to as the **DEVELOPER** of the **OTHER PART** hereinafter also referred to and the **POWER OF ATTORNEY HOLDER**, with various terms and conditions as fully embodied therein; the said Agreement for Development has been registered before the office of the Additional District Sub-Registrar at Howrah and the same has been duly recorded in the said office vide **Book No. I, Volume No. 0502-2024 Pages from..... to....., Being No...050206549.., for the year 2024.**

AND WHEREAS in terms and conditions of the said registered Agreement for Development we are desirous of nominating, constituting and appointing the person/developer viz. **M/S. A.B. CONSTRUCTION**, a sole Proprietorship Firm, having its office at Ghoshpara (Vivek Pally), Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, being represented by its sole Proprietor viz. **SRI ACHINTYA KUMAR MONDAL**, son of Kushadhwaja Mondal, by Nationality, by faith Hindu, by occupation Business, residing at Nischinda Bibek Pally Ghoshpara,

A.B. CONSTRUCTION
Achintya Kumar Mondal
Proprietor



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Haverah

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Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, hereinafter referred to as the **DEVELOPER** (which expressions shall unless excluded by and/or repugnant to the context be deemed to mean and include his legal heirs, successors-in-interest, legal representatives, executors, administrators and assigns etc.) of the **OTHER PART**, hereinafter also referred to as the **POWER OF ATTORNEY HOLDER**, as our true and lawful constituted attorney for us, in our name and place and on our behalf to do/execute/supervise/manage/ arrange/ perform or cause to be done/executed/supervised/managed/arranged and performed all or any of the following acts, deeds and things for implementation of our desirousness:-

1. To manage, control, develop the Schedule noted 'Said Property' as mentioned below and to prepare and submit the proposed multi-storeyed building plan or further plan or plans, as required essentially, before the **Howrah Zilla Parishad**, after signing on the same for and on our behalf either in his name or in our name, for sanction and to proceed with the proposed construction of the multi-storeyed building according to the said sanctioned plan as yet to be obtained from the aforesaid competent authority in respect of the aforesaid Schedule noted 'Said Property', as fully described herein below as per the terms and conditions of the said registered Agreement for Development.
2. To represent us and to appear before all the Courts of Civil, Criminal, Revenue, Revision or Appellate Authority and also to appear before any competent authority including the Howrah Zilla Parishad, B.L. & L.R.O. or Nischinda Gram Panchayet or any other competent authority, as the case may be, and also to appear before any office of the Government Authority or District Board, Notified Authority or any other Local Authority and also to appear before the **Howrah District Registrar or any Sub- Registrar or**



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before all the Registration Office for the purpose of signing, executing, registering all sorts of deeds, documents, agreements, pleadings, applications, petitions, etc.

3. To appoint, engage on our behalf Pleaders, Advocates, Solicitors or Counsel to act, plead or otherwise conduct any cases on our behalf in respect of the schedule noted 'Said Property'.

4. To sign and verify complaints, written statements, petitions and applications and all kinds of written objections and to file those before the appropriate courts, or offices, or any other authorities, as may be required for the purpose of proceeding with proposed project In terms and condition of the said registered Agreement for Development.

5. To work, manage, control and supervise the management of all and administer property, which is mentioned in the Schedule herein below or hereinafter belonging to us.

6. To Amalgamate with other property, to execute any Boundary Declaration and to avail any Mortgage Loan by mortgaging our Said Property on behalf of us, as the Power of Attorney Holder/Developer can execute it singly, as we could do, without informing us anything and in that case we shall have "NO OBJECTION" at any circumstances.

7. To settle all disputes relating to land, building, or any part thereof belonging to us with any interested persons in respect of the of the land in question or any part thereof belonging to us.

8. To take all Initiatives or procedures or defend all legal proceedings, in future, touching any of the matters in which we may hereafter be interested or concerned and also if though it may deem fit and proper to make promise on any condition, as our Attorney shall deem fit and proper and also to refer



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the matter to legal forum (If so necessary but absolutely optional) or withdraw or confess judgment in any such proceedings as aforesaid.

9. To compromise, compound and withdraw cases to confess judgments and to refer cases to Court of Law (If so necessary but absolutely optional).

10. To pay and discharge in respect of the schedule noted property including payment of taxes, rents, etc.

11. To apply for in courts and offices for copies of papers and documents and also to apply for inspection of and inspect the judicial records.

12. To appoint and employ agents, engineers, architects, labours, masons, experts, karindas, patwaries, peons or other servants necessary for any of the purposes as aforesaid with such remuneration, commission or salary as the said Attorney shall think fit and proper and from time to time dismiss such persons according to their sole discretion and choice.

13. To exercise all right of sale and alongwith to sell or make any kinds of transfer in respect of the flats, units, commercial spaces, etc. of the proposed new multi- storied building yet to be constructed over the Schedule noted 'Said Property' in terms of the said registered **Agreement for Development** either on ownership or any other basis excluding the **OWNER'S SHARE/ ALLOCATION** and to enter into any Agreement for Sale and/or make any kind of transfer to any person as per his choice and to accept and or take all monetary amounts i.e. the consideration price for disposal of Developer's Allocation or its portion or portions in favour of any party or parties of their choice and desire and in this connection our said Attorney is fully empowered to sign all necessary papers, deeds and/or to represent us before the concerned Registering Authorities for execution and registration of those prospective deeds or documents in respect of the portion or portions of the proposed Developer's Allocation in the proposed multi-



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storeyed building yet to be constructed on or over the Schedule mentioned 'Said Property' on our behalf and also our Attorney shall be empowered to issue acknowledgement receipt upon receipt of due consideration from those prospective buyer/s. This Power of Attorney shall be valid till the entire allocation of the Developer is fully disposed of in all respect and shall remain in force forever so far as the common portions/areas in the property in question but excepting the Owner's Share (If used and enjoyed personally).

14. To enter into any contract, covenant and arrangement of any kind whatsoever in relation to the development of the Schedule noted property and to modify, revoke and cancel the same as their said Attorney shall think fit and proper as aforesaid.

15. To accept summons, notices, writ issued by any court or offices against us relating to the aforesaid proposed construction and to take necessary steps as our said Attorney may deem fit and proper.

16. This **Revocable Power of Attorney** will be cancelled automatically after disposing of Developer's Allocation in the proposed building to be constructed over the Schedule noted "Said Property" fully and completely.

17. **AND** generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of the said Attorney ought to be done, executed or performed in relation to the development of the schedule noted property.

18. This General Power of Attorney shall remain valid till disposal of all shares of allocation of the Developer/Power of Attorney Holder in its entirety.



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AND the undersigned Executants and Executrix, jointly being the Principals herein, do hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney under the Power on that behalf hereinbefore contended shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

:-SCHEDULE ABOVE REFFERED TO:-

**(DESCRIPTION OF THE "SAID PROPERTY" IN RESPECT OF WHICH
THE INSTANT DEVELOPMENT POWER IS GIVEN)**

ALL THAT piece and parcel of definite demarcated area of **BASTU** Land measuring about **9.20 Decimals**, be the same a little more or less, together with one R.T. Shed structure measuring about **100 Sq. Ft.** standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian No. 10174** measuring **1.50 Decimal**, **L.R. Khatian No. 12367** measuring **1.50 Decimal**, **L.R. Khatian No. 12989** measuring **1.50 Decimal**, **L.R. Khatian No. 13154** measuring **1.60 Decimal**, **L.R. Khatian No. 13187** measuring **1.60 Decimal**, **L.R. Khatian No. 17064** measuring **1.50 Decimal**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto and the same is butted and bounded as follows :-

ON THE NORTH	: 23 Feet Metal Road.
ON THE SOUTH	: Property of Netai Bose.
ON THE EAST	: Property of Gour Majumder.
ON THE WEST	: 23 Feet Metal Road.



Additional District Sub-Registrar
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF :**

WITNESSES :

1. Rajeev Mahato
Bally Howrah
Pin - 711227
2. A - Dey
Hamm.
1. Sandip Kumar Datta
2. 7 Pradip Kumar Datta -
3. Pradyumn Kumar Datta
4. Prasanto Kumar Datta
5. Ajanta Datta
6. Puspita Dey.

SIGNATURE OF THE EXECUTANTS

Accepted by me

A.B. CONSTRUCTION
Achintha Kumar Mondal
Proprietor

SIGNATURE OF THE POWER OF ATTORNEY HOLDER

Drafted by me and prepared
in my seriestha,

Paran Kumar Dey
Advocate

Judges Court, Howrah
Enrolment No. - 108/1219/2010



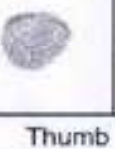
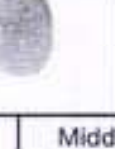
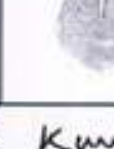
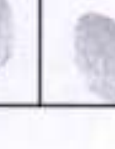
Additional District Sub-Registrar
Howrah

24 JUN 2024

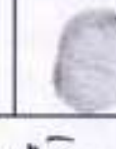
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *Achintya Kumar Mondal*

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *Saudip Kumar Datta*

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *Pradip Kumar Datta*

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature *Prasanta Kumar Datta*



Additional District Sub-Registrar

Howrah

24 JUN 2024

FORM FOR TEN FINGER IMPRESSION

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature*Puspita Dey*.....

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature*Pramod Kumar Datta*.....

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	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature*Ajanta Datta*.....

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature



Additional District Sub-Registrar
Howrah
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Major Information of the Deed

Deed No :	I-0502-06555/2024	Date of Registration	24/06/2024
Query No / Year	0502-8001565164/2024	Office where deed is registered	
Query Date	24/06/2024 12:40:40 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Achintya Kr Mondal Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9433419320, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 7/-	Rs. 40,01,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050206549/2024		

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), Pin Code : 711227

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-5612	LR-10174	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-5612	LR-12367	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-5612	LR-12989	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-5612	LR-13154	Bastu	Bastu	1.6 Dec	1/-	6,91,200/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-5612	LR-13187	Bastu	Bastu	1.6 Dec	1/-	6,91,200/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :

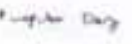
L6	LR-5612	LR-17064	Bastu	Bastu	1.5 Dec	1/-	6,48,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, Project Name :
TOTAL :					9.2Dec	6 /-	39,74,400 /-	
Grand Total :					9.2Dec	6 /-	39,74,400 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger-Print	Signature
	Mr Sandip Kumar Datta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	 24/06/2024	 Captured LTI 24/06/2024	 24/06/2024
	Arunava Sarani, City:- Howrah, P.O:- Ghoshpara, P.S:-Baily, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ACxxxxxx7I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Dutta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	 24/06/2024	 Captured LTI 24/06/2024	 24/06/2024
	67, Shyamnagar Road Bangur Avenue, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office			

3	Name Mr Pratyush Kumar Datta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  LTI 24/06/2024 Captured	Signature  24/06/2024
Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ADxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
4	Name Mr Prasanta Kumar Dutta Son of Late Aditya Prakash Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  LTI 24/06/2024 Captured	Signature  24/06/2024
Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx3b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
5	Name Mrs Puspita Dey Daughter of Late Pranab Kumar Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  LTI 24/06/2024 Captured	Signature  24/06/2024
15Y Nimtala Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AVxxxxxx2b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office				
6	Name Mrs Ajanta Datta Daughter of Late Pranab Kumar Dutta Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  LTI 24/06/2024 Captured	Signature  24/06/2024

Dakshin Joypurbill, City:- Howrah, P.O:- Joypurbill, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AZxxxxxx9f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms A B Construction Ghosh Para, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.:: AOxxxxxx3h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Achintya Kumar Mondal (Presentant) Son of Mr Khushadhwaj Mondal Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td></td><td>Jun 24 2024 1:11PM</td><td>LT: 24/06/2024</td><td>24/06/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Achintya Kumar Mondal (Presentant) Son of Mr Khushadhwaj Mondal Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office		 Captured			Jun 24 2024 1:11PM	LT: 24/06/2024	24/06/2024	Nishchinda Bibek Pally Ghoshpara, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AOxxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms A B Construction (as Proprietor)		
Name	Photo	Finger Print	Signature													
Mr Achintya Kumar Mondal (Presentant) Son of Mr Khushadhwaj Mondal Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office		 Captured														
	Jun 24 2024 1:11PM	LT: 24/06/2024	24/06/2024													

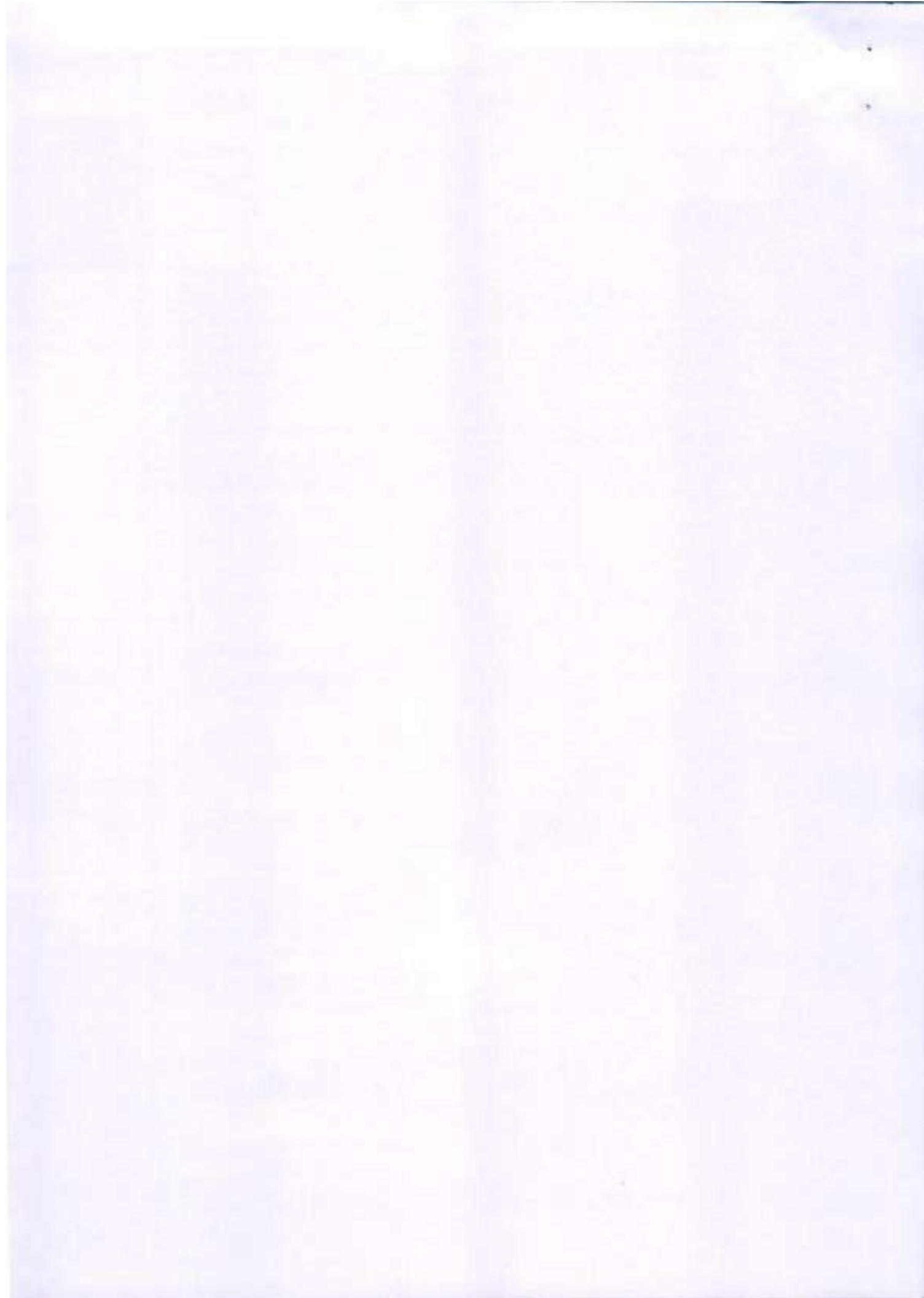
Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Kumar Mahato Son of Mr Shiv Prasad Mahato Bally, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227		 Captured	
	24/06/2024	24/06/2024	24/06/2024

Identifier Of Mr Sandip Kumar Datta, Mr Pradip Kumar Dutta, Mr Pratyush Kumar Datta, Mr Prasanta Kumar Dutta, Mrs Puspita Dey, Mrs Ajanta Datta, Mr Achintya Kumar Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec



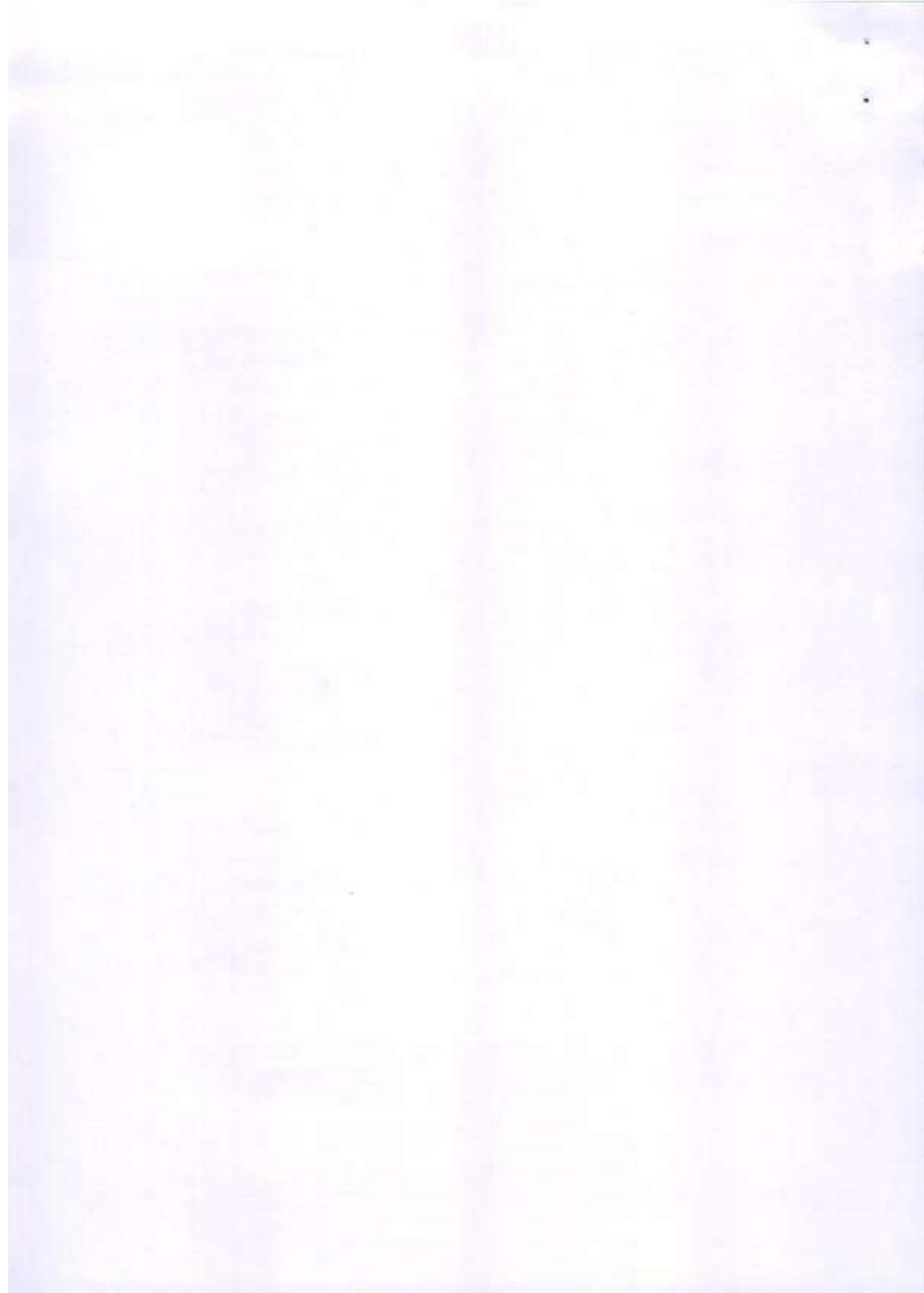
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.266667 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.266667 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.266667 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.266667 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.266667 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.266667 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.266667 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.266667 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.266667 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.266667 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.266667 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.266667 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-0.25 Dec
2	Mr Pradip Kumar Dutta	Ms A B Construction-0.25 Dec
3	Mr Pratyush Kumar Datta	Ms A B Construction-0.25 Dec
4	Mr Prasanta Kumar Dutta	Ms A B Construction-0.25 Dec
5	Mrs Puspita Dey	Ms A B Construction-0.25 Dec
6	Mrs Ajanta Datta	Ms A B Construction-0.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Kumar Datta	Ms A B Construction-16.66666700 Sq Ft
2	Mr Pradip Kumar Dutta	Ms A B Construction-16.66666700 Sq Ft
3	Mr Pratyush Kumar Datta	Ms A B Construction-16.66666700 Sq Ft

4	Mr Prasanta Kumar Dutta	Ms A B Construction-16.66666700 Sq Ft
5	Mrs Puspita Dey	Ms A B Construction-16.66666700 Sq Ft
6	Mrs Ajanta Datta	Ms A B Construction-16.66666700 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), Pin Code : 711227

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5612, LR Khatian No:- 10174	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 5612, LR Khatian No:- 12367	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 5612, LR Khatian No:- 12989	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01500000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 5612, LR Khatian No:- 13154	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 5612, LR Khatian No:- 13187	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 5612, LR Khatian No:- 17064	Owner:শ্রীমতী বসু, Gurdian:শ্রীমতী বসু, Address:বালি, Classification:কৃষি, Area:0.01500000 Acre,	Owner Name not selected by applicant.



On 24-06-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:53 hrs on 24-06-2024, at the Office of the A.D.S.R. HOWRAH by Mr Achintya Kumar Mondal.

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 40,01,400/-

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

Execution is admitted on 24/06/2024 by 1. Mr Sandip Kumar Datta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghoshpara, Thana: Bally, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Dutta, Son of Late Aditya Prakash Dutta, 67, Shyamnagar Road Bangur Avenue, P.O: South Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service, 3. Mr Pratyush Kumar Datta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghosh Para, Thana: Bally, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 4. Mr Prasanta Kumar Dutta, Son of Late Aditya Prakash Dutta, Arunava Sarani, P.O: Ghosh Para, Thana: Bally, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service, 5. Mrs Puspita Dey, Daughter of Late Pranab Kumar Dutta, 15Y Nimtala Lane, P.O: Beadon Street, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 6. Mrs Ajanta Datta, Daughter of Late Pranab Kumar Dutta, Dakshin Joypurbill, P.O: Joypurbill, Thana: Liluah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife

Identified by Mr Ranjit Kumar Mahato, Son of Mr Shiv Prasad Mahato, Bally, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Others

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

Execution is admitted on 24-06-2024 by Mr Achintya Kumar Mondal, Proprietor, Ms A B Construction, Ghosh Para, City: Howrah, P.O: Ghoshpara, P.S: Bally, District: Howrah, West Bengal, India, PIN: 711227

Identified by Mr Ranjit Kumar Mahato, Son of Mr Shiv Prasad Mahato, Bally, P.O: Bally, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711227, 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3540, Amount: Rs.50.00/-, Date of Purchase: 18/06/2024, Vendor name: PROBAL CHATTERJEE


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

- Registered in Book - I

Volume number 0502-2024, Page from 203799 to 203822
being No 050206555 for the year 2024.



Digitally signed by PROVASH ADHIKARY
Date: 2024.06.27 11:15:46 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 27/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

