

SL NO-7285/24

I-7286/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 376180

8003156958/24
 12.45 pm
 12/12/24

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

A.D.S.R. Uthberta

12 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

1) ALL, TO WHOM THESE PRESENTS shall come We, SMT. BABI DAS, W/O- Late Paresh Das, aged about 62 years, AADHAAR

GRN 192024250813441938

1168
Royal Construction
Uluberia, Howrah
100
10/12/24
10:30 AM

PRESENTED BY

Sunrajit Banerjee



IDENTIFIED BY

SK Saha

S/o - SK Jabbar Ali

Alipukur, Uluberia

Howrah 711316

Aadhar - 5558 8154 9036

Additional District
Sub-Registrar
Uluberia, Howrah

12 DEC 2024

No. 7337 4155 2943, PAN No AEFPD8470A, Voter Id No.: WB/25/171/072589, by faith Hindu , Occupation House Wife, residing at Vill- Nona Kamarshala, P.O. & P.S.- Uluberia, Dist Howrah, Pin-711315, W.B.

2) SRI SOUVIK DAS, S/O- Late Paresh Das, aged about 35 years, AADHAAR No. 6593 0422 1012, PAN No. BFLPD6536H, Voter Id No. : AZQ0799817, by faith Hindu , Occupation Service, residing at Vill- Nona Kamarshala, P.O. & P.S.- Uluberia, Dist Howrah, Pin-711315, W.B., hereinafter called the "OWNER" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors in interest and/or assigns) hereinafter known as FIRST PART, SEND GREETINGS :-

WHEREAS EARLIER in District: Howrah, Police Station: Uluberia, J.L. No. 109, Mouza: Uluberia, recorded in R.S. Khatian No. 169, R.S. Dag No. 610, and L.R. Dag No. 750, pertaining to 10 decimal share of the said property and other associated assets as inherited by Shri. Monidramohan Hazra during his lifetime, along with his brother and other co-owners.

WHEREAS during his lifetime, Shri. Monidramohan Hazra, along with his brother and other co-owners, executed a Partition Deed on April 8, 1972, registered at the Additional District Sub-Registrar's Office, Uluberia, under Deed No. 2847. In this Partition Deed, the rights related to the

property, classified under "Gha" in the plan, comprised 10 decimals of land.

AND WHEREAS the said Shri. Monidramohan Hazra died, leaving behind his two legal heirs namely Shri. Arun Kumar Hazra (only Son) and Smt. Nilima Rani Das (only Daughter). Thus all the two heirs of Shri. Monidramohan Hazra inherited their undivided, unpartitioned share of the land situated at J.L. No. 109, Mouza: Uluberia, R.S. Dag No. 610, and L.R. Dag No. 750, and became the joint owners in the said property as legal heirs under Hindu succession act, 1956.

AND WHEREAS the said Smt. Nilima Rani Das, out of her inherited property, donated 05 decimal of land to her own brother Shri. Arun Kumar Hazra under R.S. Dag No. 610, and L.R. Dag No. 750, by virtue of a Gift Deed, registered on 10/03/2004 at the Additional District Sub-Registrar's Office, Uluberia.

AND WHEREAS the said Shri Arun Kumar Hazra, in his individual capacity, originally held 5 decimals of land by virtue of inheritance, and subsequently acquired an additional 5 decimals of land from his sister through a valid gift deed. Consequently, he came into possession of a total of $(5+5)=10$ decimals of land. Thereafter, he duly mutated his name in the records of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I, establishing himself as the sole owner of the said 10-decimal property.

AND WHEREAS the said Shri Arun Kumar Hazra sold 9.978 decimals out of his total 10 decimals of land, situated under R.S. Dag No. 610 and L.R. Dag No. 750, to Shri Durgaprasad Bose by virtue of a Sale Deed duly registered on 19/02/2009, vide Deed No. 0743, at the office of the Additional District Sub-Registrar, Uluberia. Subsequently, Shri Durgaprasad Bose duly mutated his name in the records of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I under L.R. Khatian 4087, establishing himself as the sole owner of the said 9.978-decimal property.

AND WHEREAS the said Shri Durgaprasad Bose sold 9.978 decimals of land, situated under R.S. Dag No. 610, L.R. Dag No. 750 and L.R. Khatian No. 4087, to Shri Paresh Das, S/O- Late Bankim Das and Smt. Babi Das, W/O- Shri Paresh Das by virtue of a Sale Deed duly registered on 26/12/2011, recoded in Book-I, CD Volume No.-11, Page from 6932 to 6944, Being No. 05108 at the office of the Additional District Sub-Registrar, Uluberia.

AND WHEREAS the said Shri Paresh Das, S/O- Late Bankim Das duly mutated his name in the records of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I under L.R. Khatian 4122, establishing himself as the owner of the said 4.99-decimal property.

AND WHEREAS the said Shri Paresh Das had changed the classification of the land from *Bagan to Bastu*, situated under R.S. Dag No. 610, L.R. Dag No. 750 and L.R. Khatian No. 4122, by virtue of the Order passed by the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I, vide Case No. 308/12, Memo No. Conv/32146/1(4) (Ulu-I)/L.R., dated: 04/02/2013.

AND WHEREAS the said Smt. Babi Das, W/O- Shri Paresh Das also duly mutated her name in the records of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I under L.R. Khatian 4123, establishing himself as the owner of the said 4.99-decimal property.

AND WHEREAS the said Smt. Babi Das, had changed the classification of the land from *Bagan to Bastu*, situated under R.S. Dag No. 610, L.R. Dag No. 750 and L.R. Khatian No. 4123, by virtue of the Order passed by the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I, vide Case No. 309/12, Memo No. Conv/32147/1(4) (Ulu-I)/L.R., dated: 04/02/2013.

AND WHEREAS the said Shri Paresh Das had died on 01/11/2014, leaving his two legal heirs, namely Smt. Babi Das (Wife) and Shri Souvik Das (Son).

AND WHEREAS the said Babi Das, W/O- Late Paresh Das already in her individual capacity, held 4.99 decimals of land,

and subsequently acquired an additional 2.49 decimals of land by virtue of inheritance after the demise of her husband. Consequently, she came into possession of a total of (4.99+2.49)=7.48 decimals of land. Thereafter, she duly mutated her name in the records under L.R. Khatian -4123, L.R. Dag No. 750 of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I, establishing himself as the owner of the said 7.48 decimal property.

AND WHEREAS the said Souvik Das, S/O- Late Paresh Das, acquired 2.49 decimals of land by virtue of inheritance after the demise of his father. Thereafter, he duly mutated his name in the records under L.R. Khatian -4796, L.R. Dag No. 750 of the Block Land Reforms Office (BLRO) and Land Reforms Office (LRO), Uluberia-I, establishing himself as the owner of the said 2.49 decimal property.

NOW the owner of the "Schedule Property" are Smt. Babi Das and Shri Souvik Das.

AND WHEREAS We were already entered into an Development Agreement in writing dated 12th December, 2024 Registered at ADSR Uluberia , Howrah & having serial no. 0505007275/2024, Deed No. I-050507268/2024 , presented on 12/12/2024 with **ROYAL CONSTRUCTION**, a Registered Partnership Firm (PAN-ABKFR3786P), Trade Licence Reg. No. 0917P05824206694, duly registered in ADSR- Uluberia, on 03/12/2024, being No. 050500042 of 2024,

Represented by its partners 1/ *SRI SURAJIT BANERJEE*, S/O- Sri Brojo Gopal Banerjee, aged- about 43 years, Aadhaar No. 2206 9098 0357, PAN No: ARXPB1688H, Voter Id No. HLJ1489228,, Occupation: Advocate, residing at Nona Saradapalli, Uluberia, Howrah, Pin-711315, W.B. 2/ *NASIMADDIN MALLICK*, S/O- Mohinoddin Mallick, aged- about 32 years, Aadhaar No. 4643 1178 1494, PAN No: CBTPM9962M, Voter Id No. AZQ1250430, Occupation- Business, residing at Bahirgangarampur, Uluberia, Howrah-711316, W.B., hereinafter called the "DEVELOPER/PROMOTER" for the construction of G+5 Multi Storied Apartment/building on terms and conditions therein detailed which inter alia provided that against our providing to the said **ROYAL CONSTRUCTION**, a Registered Partnership Firm (PAN-ABKFR3786P), Trade Licence Reg. No. 0917P05824206694, duly registered in ADSR-Uluberia, on 03/12/2024, being No. 050500042 of 2024, hereinafter referred to as the DEVELOPER / PROMOTER the land stated in the Schedule herein below, the promoter would build G+5 multistoried apartment /building and provide sufficient consideration and that is needed to perform / maintained the above said agreement which was arise between **ROYAL CONSTRUCTION**, a Registered Partnership Firm (PAN-ABKFR3786P), Trade Licence Reg. No. 0917P05824206694, duly registered in ADSR-Uluberia, on 03/12/2024, being No. 050500042 of 2024 , & as a actual land owner .

AND WHEREAS for the purpose of smooth running of construction work of our said proposed building as well as to sell or let out or transfer the flats/ apartments etc. of the said building in respect of Developer's allocation only, we are desirous to appoint the **ROYAL CONSTRUCTION**, a Registered Partnership Firm (PAN-ABKFR3786P), Trade Licence Reg. No. 0917P05824206694, duly registered in ADSR-Uluberia, on 03/12/2024, being No. 050500042 of 2024, having it's office address at Bahirgangarampur, Uluberia, Howrah-711316, W.B, represented by its partners namely , 1/ *SRI SURAJIT BANERJEE*, S/O- Sri Brojo Gopal Banerjee, aged- about 43 years, Aadhaar No. 2206 9098 0357, PAN No: ARXPB1688H, Occupation: Advocate, residing at Nona Saradapalli, Uluberia, Howrah, Pin-711315, W.B. 2/ *NASIMADDIN MALLICK*, S/O- Mohinoddin Mallick, aged- about 32 years, Aadhaar No. 4643 1178 1494, PAN No: CBTPM9962M, Occupation- Business, residing at Bahirgangarampur, Uluberia, Howrah-711316, W.B.

NOW KNOW BY ALL MEN BY THIS POWER OF ATTORNEY we do hereby constitute , nominate and appoint the said **ROYAL CONSTRUCTION**, a Registered partnership firm having it's office address, at Bahirgangarampur, Uluberia, Howrah-711316, W.B., represented by it's partners namely , 1/ *SRI SURAJIT BANERJEE*, AND 2/ *NASIMADDIN MALLICK*, to do the ALL ACTS, DEEDS AND THINGS in respect of said property

situated and lying all that the piece and parcel of vacant Bastu land total measuring an area about 9.97 decimals, the same or a little more or less, situated in District: Howrah, Police Station: Uluberia, at Sizberia, Uluberia, within the Municipal limits of Ward No-26 of Uluberia Municipality, at Mouza Uluberia, J.L. NO-109, recorded in R.S. Dag No. 610, and L.R. Dag No. 750, L.R. Khatian: 4123 & 479, which is more particularly mentioned and described in the First Schedule, to be our true and lawful Attorney in our name and on our behalf to act, to do, to execute all or any of the following acts, deeds or things hereinafter mentioned viz. :-

1. To sign all Developer's allocation sale deeds /conveyances as may be executed by the Promoter ROYAL CONSTRUCTION , a Registered Partnership Firm (PAN-ABKFR3786P), Trade Licence Reg. No. 0917P05824206694, duly registered in ADSR-Uluberia, on 03/12/2024, being No. 050500042 of 2024, in favour of the purchasers performing to construction made by him in respect of the undivided impartibly interest of land on which the said multi-storied buildings has been built pertaining to said apartments and, covered by the Development Agreement on 12th December, 2024, registered at serial no. 0505007275/2024, Deed No. I-050507268/2024 ,

presented on 12/12/2024 between Developer ROYAL CONSTRUCTION a partnership firm.

2. To attend the Sub-Registry Office at Uluberia/Howrah/R.A.KOLKATA and to present the Sale Deeds /Conveyances for ourselves and/or on our behalf.
3. To admit execution of the Developer's allocation sale deeds/conveyances in favour of the apartment buyer on our behalf.
4. And to do other acts, deeds, matters, and things as may be necessary and/or incidental thereto, covered by the Development Agreement on 12th December, 2024, registered at ADSR Uluberia ,Howrah & having serial no. 0505007275/2024, Deed No. I-050507268/2024 , presented on 12/12/2024, between Developer ROYAL CONSTRUCTION, a registered partnership firm.
5. All such acts, deeds, matters and things by our attorney by virtue of these presents done shall be as valid and binding as if done, by us as per term & condition of the Development Agreement on 12th December, serial no. 0505007275/2024, Deed No. I-050507268/2024 , presented on 12/12/2024 between Developer ROYAL CONSTRUCTION a partnership firm.
6. To appoint and terminate the appointment of Architects, Engineers, Surveyors and/or Contractors for soil testing

and preparation of plans for construction of building or buildings at the said property and also for demolition construction and/or reconstruction of and/or additions and/or alterations to the new building or buildings or structures to be constructed at the said property or any portion there of.

7. To prepare plan for the development and construction of building at the said property and to submit the same before authorities of the Uluberia Municipality or before any other authorities or authority and for that purpose to sign such applications, papers, writings, undertakings, affidavits etc. as may required and to carry on correspondence with such authorities.
8. To negotiate on terms for and to agree to and enter conclude any agreement for sale and sale the flats to be constructed including service area of the building, and /or purchasers at such which our said attorney, and thinks proper and/or cancel or repudiate the said in the manner as they be deem fit and proper.

9. To give no objection certificate on our behalf to any purchaser/ purchasers who intends/intend to purchase one or more flats to be constructed on the said premises by the said purchasers by taking loan from any Bank, or any other authority or authorities by charging or mortgaging the said flat or flats to be purchased and also to appear before any authority or authorities on our behalf and to sign all documents, papers that may be necessary in this connection.

10. To sign all documents on our behalf and to represent us if necessary to any purchaser or purchasers for sale of the flats to be constructed on the said premises and also during construction to negotiate for sale of the flats and to enter into agreement for sale of the flats and dispose of the flats to be constructed on the said land to any purchaser or purchasers at such price and on such terms and conditions as our Attorney shall think fit and proper.

11. To appoint architects and contractors for the purpose of demolition of the building and/or construction of new building or buildings on the said premises.
12. **AND WE DO HEREBY WARRANT** that we shall if need be ratify and confirm all such acts deeds , matters and things as may lawfully have been done by our said attorney by virtue of these presents and that this appoint is revocable and invariable provided .
13. This document is revocable in nature, hence it can be revoked at any time.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of vacant Bastu land total measuring an area about 9.97 decimals, the same or a little more or less, situated in District: Howrah, Police Station: Uluberia, at Sizberia, Uluberia, within the Municipal limits of Ward No-26 of Uluberia Municipality, at Mouza Uluberia, J.L. NO-109, recorded in R.S. Dag No. 610, and L.R. Dag No. 750, L.R. Khatian: 4123 & 479, within the jurisdiction of the Additional District Sub Register Office Uluberia, District Register Office Howrah, and butted and bounded as under:

ON THE NORTH : Dag No.- 610 & Land of Avijit Hazra & others

ON THE SOUTH : 20ft Common Passage & Municipal Public Road

ON THE EAST: 6' Common Passage

ON THE WEST: Pukur Par & Pukur (Dag No.- 609)

The land Plan is shown in & annexed herewith forming part of the document/ agreement.

IN WITNESS WHERE OF, We the said SMT. BABI DAS, and SRI SOUVIK DAS have set and subscribed our hands and seals this day on 12th December 2024 at Uluberia, before the persons hereinafter named-

Babi Das

SMT. BABI DAS (executants)

Souvik Das

SRI SOUVIK DAS (executants)

1) ROYAL CONSTRUCTION

Surajit Banerjee

Partner

ROYAL CONSTRUCTION

2)

Nasimaddin Mallik

Partner

ROYAL CONSTRUCTION (Attorney-holder)

represented by it's partners, SRI SURAJIT BANERJEE, NASIMADDIN MALLICK

WITNESS:

1. Marufa Parveen,
Uluberia, Howrah

2. Sk Seno

Uluberia, Howrah

Drafted by me & Prepared
in my Sheresta.

M. Parveen

MARUFA PARVEEN

Advocate

Uluberia Civil & Criminal Court

En No.: F/1582/2021



| THUMB | INDEX | MIDDLE | RING | LITTLE | |
|-------|-------|--------|------|--------|------------|
| | | | | | LEFT HAND |
| | | | | | RIGHT HAND |

Bahi Das

Bahi Das



| THUMB | INDEX | MIDDLE | RING | LITTLE | |
|-------|-------|--------|------|--------|------------|
| | | | | | LEFT HAND |
| | | | | | RIGHT HAND |

Harvika

Harvika



| THUMB | INDEX | MIDDLE | RING | LITTLE | |
|-------|-------|--------|------|--------|------------|
| | | | | | LEFT HAND |
| | | | | | RIGHT HAND |

Surajit Banerjee

Surajit Banerjee



| THUMB | INDEX | MIDDLE | RING | LITTLE | |
|-------|-------|--------|------|--------|------------|
| | | | | | LEFT HAND |
| | | | | | RIGHT HAND |

Nasimuddin Mawla

Nasimuddin Mawla

:: DEVELOPMENT AGREEMENT PLAN ::

District - Howrah, P.S. - Uluberia, Mouza - Uluberia, J.L. No.- 109,
R.S. Dag No. 610, L.R. Dag No. - 750, L.R. Kh. No. - 4123.479
Area of Land = 4350.00 Sq.ft. or 9.978 Dec. or 6.041 Cottah.
Shown in Red Vorder Not to Scale.

DEVELOPER: ROYAL CONSTRUCTION (PARTNER: SRI SURAJIT BANERJEE &
NASIMADDIN MALLICK)
LAND OWNER : SMT. BABI DAS, & SOUVIK DAS



Babi Das

SIGNATURE OF THE
LANDOWNER

ROYAL CONSTRUCTION
Surajit Banerjee
Partner

ROYAL CONSTRUCTION
Nasimaddin Mallik
Partner

SIGNATURE OF THE
DEVELOPER



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250313444938

GRN Details

GRN: 192024250313444938 Payment Mode: SBI Epay
GRN Date: 12/12/2024 15:27:37 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5394448126129 BRN Date: 12/12/2024 15:27:52
Gateway Ref ID: CHR9045734 Method: State Bank of India NB
GRIPS Payment ID: 121220242031344492 Payment Init. Date: 12/12/2024 15:27:37
Payment Status: Successful Payment Ref. No: 8003156958/5/2024
[Query No*/Query Year]

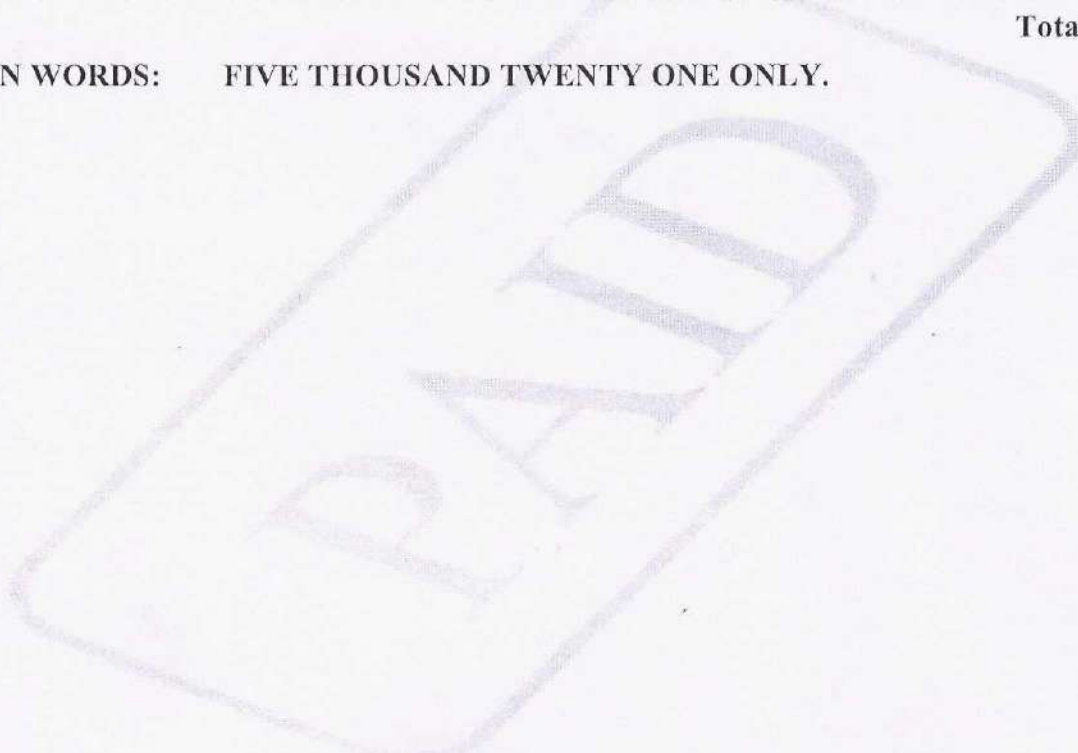
Depositor Details

Depositor's Name: Mr SURAJIT BANERJEE
Address: NONA, ULUBERIA
Mobile: 9836455892
Period From (dd/mm/yyyy): 12/12/2024
Period To (dd/mm/yyyy): 12/12/2024
Payment Ref ID: 8003156958/5/2024
Dept Ref ID/DRN: 8003156958/5/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 8003156958/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5021 |
| | | | Total | 5021 |

IN WORDS: FIVE THOUSAND TWENTY ONE ONLY.



Major Information of the Deed







| | | | |
|---|--|-------------------------------------|------------|
| Deed No : | 1-0505-07286/2024 | Date of Registration | 12/12/2024 |
| Query No / Year | 0505-8003156958/2024 | Office where deed is registered | |
| Query Date | 12/12/2024 12:20:04 PM | A.D.S.R. ULUBERIA, District: Howrah | |
| Applicant Name, Address & Other Details | Marufa Parvin Uluberia Court,Thana : Uluberia, District : Howrah, WEST BENGAL, Mobile No. : 9836455892, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2,00,000/- | Rs. 21,09,264/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 5,021/- (Article:E, E, B) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050507268/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 26 By Lane, Mouza: Sijberia, Pin Code : 711316

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|---------------|---------|----------------|-------------------------|-----------------------|--|
| L1 | LR-750 | LR-4123 | Bastu | Bastu | 4.985 Dec | 1,00,000/- | 10,54,632/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-750 | LR-479 | Bastu | Bastu | 4.985 Dec | 1,00,000/- | 10,54,632/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 9.97Dec | 2,00,000 /- | 21,09,264 /- | |
| | | Grand Total : | | | 9.97Dec | 2,00,000 /- | 21,09,264 /- | |



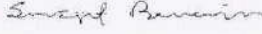


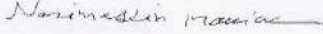
Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|--|---|
| 1 | Name Smt Babi Das Wife of Late Paresh Das Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office |  |  Captured | Signature  |
| | 12/12/2024 | 12/12/2024 | LTI | 12/12/2024 |
| Nona Kamarshala, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711315 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: aexxxxx0a, Aadhaar No: 73xxxxxxxx2943, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office | | | | |
| 2 | Name Mr Souvik Das Son of Late Paresh Das Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office |  |  Captured | Signature  |
| | 12/12/2024 | 12/12/2024 | LTI | 12/12/2024 |
| Nona Kamarshala, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711315 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: bfxxxxx6h, Aadhaar No: 65xxxxxxxx1012, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Royal Construction Bahirgangarampur, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Date of Incorporation:XX-XX-2XX4 , PAN No.:: abxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|---|--|
| 1 | Name Shri Surajit Banerjee (Presentant) Son of Shri Brojo Gopal Banerjee Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office | Photo  | Finger Print  Captured | Signature  |
| | Dec 12 2024 12:55PM | LTI 12/12/2024 | 12/12/2024 | |
| Nona Saradapalli, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711315, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ARxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Royal Construction (as Partner) | | | | |
| 2 | Name Mr Nasimaddin Mallick Son of Mr Mohinoddin Mallick Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office | Photo  | Finger Print  Captured | Signature  |
| | Dec 12 2024 12:54PM | LTI 12/12/2024 | 12/12/2024 | |
| Bahirgangarampur, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711315, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: CBxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Royal Construction (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Sk. Sona Son of Sk. Jabbar Ali Village:- Alipukur, P.O:- Bahira, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 |  |  Captured |  |
| | 12/12/2024 | 12/12/2024 | 12/12/2024 |
| Identifier Of Smt Babi Das, Mr Souvik Das, Shri Surajit Banerjee, Mr Nasimaddin Mallick | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|-------------------------------|
| 1 | Smt Babi Das | Royal Construction-2.4925 Dec |
| 2 | Mr Souvik Das | Royal Construction-2.4925 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|-------------------------------|
| 1 | Smt Babi Das | Royal Construction-2.4925 Dec |
| 2 | Mr Souvik Das | Royal Construction-2.4925 Dec |

Land Details as per Land Record

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 26 By Lane, Mouza: Sijberia, Pin Code : 711316

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|-----------------|--|
| L1 | LR Plot No:- 750, LR Khatian No:- 4123 | | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 750, LR Khatian No:- 479 | | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 050507286 / 2024

On 12-12-2024

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 12:45 hrs on 12-12-2024, at the Office of the A.D.S.R. ULUBERIA by Shri Surajit Banerjee ,.

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 21,09,264/-

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

Execution is admitted on 12/12/2024 by 1. Smt Babi Das, Wife of Late Paresh Das, Nona Kamarshala, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by Profession House wife, 2. Mr Souvik Das, Son of Late Paresh Das, Nona Kamarshala, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by Profession Service

Indetified by Sk. Sona , , , Son of Sk. Jabbar Ali, P.O: Bahira, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 12-12-2024 by Shri Surajit Banerjee, Partner, Royal Construction, Bahirgangarampur, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by Sk. Sona , , , Son of Sk. Jabbar Ali, P.O: Bahira, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-12-2024 by Mr Nasimaddin Mallick, Partner, Royal Construction, Bahirgangarampur, City:- , P.O:- Uluberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by Sk. Sona , , , Son of Sk. Jabbar Ali, P.O: Bahira, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 3:27PM with Govt. Ref. No: 192024250313444938 on 12-12-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5394448126129 on 12-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1168, Amount: Rs.100.00/-, Date of Purchase: 10/12/2024, Vendor name: M K Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 3:27PM with Govt. Ref. No: 192024250313444938 on 12-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 5394448126129 on 12-12-2024, Head of Account



Ayan Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ULUBERIA
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0505-2024, Page from 134989 to 135013

being No 050507286 for the year 2024.



(Handwritten signature)

Digitally signed by AYAN MUKHOPADHYAY
Date: 2024.12.13 14:46:39 +05:30
Reason: Digital Signing of Deed.

(Ayan Mukhopadhyay) 13/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ULUBERIA
West Bengal.