

S-2525/22

I-2601/2022



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

G 812014

31/5/22
15:22
Q-2-155923A

limited to registration the Signatures
and the signature of the Signatory
which are the only documents are the
part of the document.

[Signature]

A.D.S.R./Bagnan
Howrah

DEVELOPMENT POWER OF ATTORNEY

31 MAY 2022

KNOW ALL MEN BY THIS PRESENT WE 1) SRI BIBHAS BISWAS alias BIBHAS KUMAR BISWAS, Son of Late Atal Kumar Biswas, resident of Vill. - Chandrapur, P.O. & P.S.- Bagnan, District- Howrah, Pin. 711303, West-Bengal, occupation- Business, 2) SMT. SWATI BISWAS, Wife of Late Subhash Chandra Biswas, resident of Vill. - Chandrapur, P.O. & P.S.- Bagnan, District- Howrah, Pin. 711303, West-Bengal, Occupation- Housewife, 3) SMT. SUDESHNA KUNDU, wife of Dr. Debasish Kundu, Occupation- Housewife, resident of Vikram Vihar, Flat G4A, EFB block, 493/B/19, G T Road(s), P.O. & P.S.- Shibpur, District- Howrah, Pin. 711102, West-Bengal, 4) SMT. SUMANA SARKAR, Wife of Santanu Sarkar, Occupation- Housewife, resident of 32A/43 Suren Sarkar Road, P.O.- Beliaghata, P.S.- Phoolbagan, Kolkata- 700010, West-Bengal, 5) SMT. SUKANYA GANGULY, Wife of Binayak Ganguly, resident of Abantipur, P.O.- Panchpota, P.S.- Rajpur Sonarpur, Dist.- South 24 Pargana, Pin No.700152, West-Bengal, Occupation- Housewife; mentioned 3-5 No. all daughter of Late Subhash Chandra Biswas, all are by nationality Indian and by faith-Hindu, hereinafter called and referred to as the **LAND OWNERS SEND GREETINGS :-**

Contd.....P/02

क्र. नं. 2909/22
नाम डी. DA CONSTRUCTION & INFRA PVT LTD.
पत्ता 2/1, Horraing, Shek Road, P.O. Khidirpur
थाना Ekbalpur.
जिला South 24 Parganas
पिन 711303
सांगनाम ए. डि. एम. आर. अधिकारी



Imranil Biswas
S/O - Bibhas Biswas
via - Chandrapur
P.O. + P.S. - Bagnan
Dist - Howrah
Pin - 711303

Addl. Dist. Sub-Registrar
Bagnan, Howrah

1 MAY 2022

(2)

WHEREAS the Executors herein are the owners and successors of ALL THAT Rayat Dakhali Commercial Bastu Land comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, measuring about 9.67 decimal, more or less, out of 14.51 Decimal out of 17.17 decimal under L.R. Khatian No. 1969 **AND** one more land comprised of the same Dag number, measuring about 4.95 Decimal, more or less, out of 11.89 Decimal out of 14.93 decimal under L.R. Khatian No. 1960, **i.e. total area of land in L.R. Khatian No. 1969 and 1960 is 14.62 Decimal or 8.85 Katha** and both the land lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist. Howrah.

AND WHEREAS thus the Executors herein being the owners and successors of ALL THAT Rayat Dakhali Commercial Bastu land measuring about **total area of land in L.R. Khatian No. 1969 and 1960 is 14.62 Decimal or 8.85 Katha** mentioned hereinabove, lying and situated at the said premises and mutated their name in the office of the Bagnan-I Gram Panchayet, and are paying taxes therein regularly before the concerned authority.

AND WHEREAS with a view to construct a Multi Storied Building over the aforesaid land the appointers hereto entered into a Development Agreement On 31st the day of May, 2022 with **DA CONSTRUCTION & INFRA PRIVATE LIMITED, a Private Limited Company**, having its city corporate office at Flat No 11D, Floor 11 T, Tower 2, 2/1, Hossain Shah Road, Post Office – Khidirpore, Police Station – Ekbalpore, Kolkata 700023, West Bengal, **being represented through its Director MOHAMMED AYUB ANSARI**, son of Munshi Reza, by faith – Islam, by occupation – Business, residing at Flat No 11D, Floor 11 T, Tower 2, 2/1, Hossain Shah Road, Post Office – Khidirpore, Police Station – Ekbalpore, Kolkata 700023, West Bengal, Deed No. - 2600 under the terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the Development works with construction of a new multi storied building without any hindrance from any corner whatsoever.

Contd.....P/03

(3)

AND WHEREAS NOW YE BE THESE PRESENTS that we, the Executors herein do hereby nominate, constitute and appoint **MOHAMMED AYUB ANSARI (Director)** to represent **DA CONSTRUCTION & INFRA PRIVATE LIMITED, a Private Limited Company**, having its city corporate office at Flat No 11D, Floor 11 T, Tower 2, 2/1, Hossain Shah Road, Post Office – Khidirpore, Police Station – Ekbalpore, Kolkata 700023, West Bengal, as our true and lawful attorney in our name and on our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has be agreed in terms of the said Joint Venture Agreement we shall appoint the Developer as our Attorney for the purpose herein stated :-

1. To enter into hold and defend possession of the said land and every part thereof and also manage, maintain and administer the said property and every part thereof.
2. To have absolute right to sale, conveyed and transfer the saleable space which is termed as 'developer's allocation' in the registered Development Agreement between the herein mentioned land owners and the Constituted attorney, dated 31.05.2022, i.e. 60% from each floor of the entire proposed building (except the owners' allocation i.e. 40% from each floor of the entire proposed building) and to that effect he shall be entitled to receive the earnest money/ Advanced money from the intending purchaser.
3. To sign, execute and submit all plans, document, statement papers, undertaking, declaration and plans as may be required for having the plan sanctioned modified and/or altered by the Bagnan I Gram Panchayet as well as Howrah zilla Parishad.
4. To appear and represent us before necessary authorities including the Bagnan I Gram Panchayet, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned plan.

Contd.....P/04

(4)

5. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, architect and other Agents sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alterations of the development plans to any authority or authorities.
7. To develop the said premises by making construction of building thereon as per sanctioned plan which to be approved by the Bagnan - I Gram Panchayet as well as Howrah zilla parishad, for that purpose to take down, demolish, and/or remove house, building and/or structure of whatsoever nature on the premises.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.
9. To utilize or shift or have connected the existing electricity if any in the said premises in such manner as the said attorney may deem fit and proper.
10. To pay all rates, taxes charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the owner's allocation.

Contd....P/05

(5)

11. To appear and represent us before all authorities including those under the Bagnan-I Gram Panchayet as well as Howrah zilla parishad, for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts deeds and things as the said attorney may deem fit and proper.
12. To enter into agreement for sale of Shop/Commercial space only developer's allocation as per development agreement with the intending purchaser/purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending purchasers and sign, execute and register in any agreement or agreements or deed of conveyances of the schedule property or its parts and appear before the registering authority for the same in favour of intending purchaser or purchasers.
13. To apply for mutation and to record the names of the respective commercial shop owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary for them from time to time.
14. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
15. To commence prosecute enforce answer and oppose all action and other legal proceedings and demands touching any of the matter connection the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle, refer to arbitration submit to proceedings as aforesaid before any Ld. Court Civil or Criminal.
16. To affix sign Board or install any Hoardings on the Schedule plot of land in the names of Attorney.

Contd.....P/06

(6)

17. To advertise in the newspaper for procuring purchasing for selling the flats in the proposed building.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute Writ Application in respect thereof.
19. To compromise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
20. To sign declare and/or affirm any plaint written statement, petition affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation and in that effect and to execute and register the Deed of conveyances in favour of the perspective purchaser or purchasers, by writing our name thereto at his/her/their own risk and responsibility.
22. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, thereof and current rents of the properties concerned and also to any other tax or taxes or cess or rents or taxes, income taxes if any in respect of the said properties.
23. To execute and present the document or documents as required for the transfer of the said property or properties in any registry office or A.D.S.R. Office, D.S.R. Office and to admit the execution thereof and to receive the said documents after the registration of the same.

Contd....P/07

(7)

24. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.
25. To enter into agreement for sale for the proposed covered area in respect of developer's agreement and to receive advance/earnest money consideration in respect of the proposed covered area including super built up area and the proportionate share on the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending purchaser or purchasers as the case may be, it is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.
26. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and generally to act our attorney or agent in relation to all matters touching our said land and building and on behalf to do all acts, deeds, matters and things as fully and effectually as we would personally present notwithstanding no special power of attorney in that particular behalf as contained in these presents, and we do hereby ratify and confirm and agree or undertake and confirm all the acts, matters deeds and things, whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmations and other works will be the completion of the whole deal/transaction as per the said registered development agreement .

Contd....P/08

THE SCHEDULE BELOW REFERRED TO
(THE ENTIRE PROPERTY OF THE CONSTRUCTED BUILDING)

(Description of Bastu Land of 1 No. land owner)

ALL THAT the piece and parcel of Bastu Commercial land measuring about **9.67 decimal** (share 2103), **more or less**, out of **14.51** (share of 0.3155) Decimal out of 17.17 decimal out of 46 Decimal, lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist.- Howrah and comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, L.R. Khatian No. 1969, A.D.S.R. Bagnan, including other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property butted and bounded as:

On the North : Land of Moloy Roy (Hara).

On the South : Public Road

On the East : Zilla Parishad land and thereafter public road.

On the West : Land owners' own building.

(Description of Bastu Land of 2-5 No. land owner)

ALL THAT the piece and parcel of Bastu land measuring about **4.95 Decimal** (share 1076), be the same, little more or less, out of **11.89 Decimal** (share of 0.2584) out of 14.93 decimal out of 46 Decimal, lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist.- Howrah and comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, L.R. Khatian No. 1960 A.D.S.R. Bagnan including other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property butted and bounded as:

On the North : Land of Moloy Roy (Hara).

On the South : Public Road

On the East : Zilla Parishad land and thereafter public road.

On the West : Land owners' own building.

Contd....P/09

IN WITNESS WHEREOF we have executed these presents on this 31st day of May, 2022.

Executed and Delivered by the
Executants in Presence of:

WITNESSES:

1. Santanu Sarkar
32A/43 Sellen Sarkar RD
PO:- Beliagata
Kolkata - 700010
2. Abdul Mannan
40/4B Ekbal Pur Lane
Kiddar Pur Kol - 700023

- 1) Bibhas Biswas ✓
- 2) Bibhas Kumar Biswas ✓
- 2) Snehati Biswas ✓
- 3) Sudeshna Kundu ✓
- 4) Sumana Sankar ✓
- 5) Sukanya Ganguly ✓

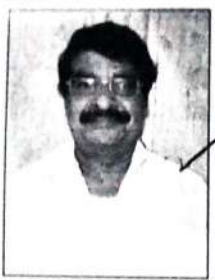
SIGNATURE OF EXECUTANT

Drafted and prepared by
Sk. Abdul Mannan
(Sk. Abdul Hannan)
Advocate

Calcutta High Court
W.B.413/1989

Computer by :-
Inayat Benazir.
() Bagnan, Howrah.

Md Ayub Ansari
[Signature]
SIGNATURE OF ATTORNEY



Bibha Biswas



RIGHT :



@ Bibha Kumar Biswas

Bibha Biswas @ Bibha Kumar Biswas



Swati Biswas.

LEFT :



RIGHT :

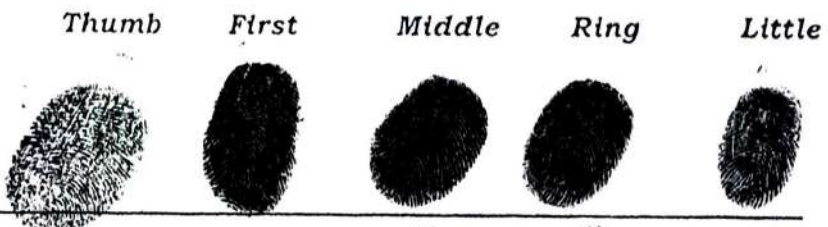


Swati Biswas.



Sudeshna Kandu.

LEFT :



RIGHT :

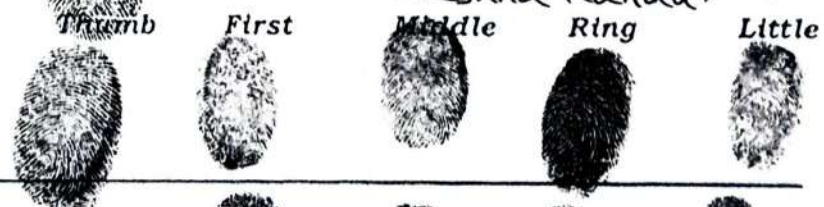


Sudeshna Kandu.



Sumana Sarkar

LEFT :



RIGHT :

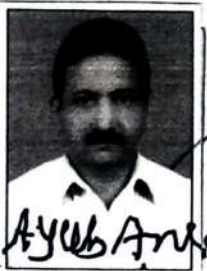


Sumana Sarkar



Sukanya Ganguly.

	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					



Md Ayub Anwar

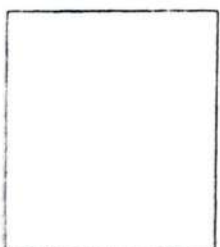
Ayub

	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					



LEFT :

RIGHT :



	Thumb	First	Middle	Ring	Little
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LEFT :

RIGHT :



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

GRN Details

GRN:	192022230039274478	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	31/05/2022 12:04:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4476458623619	BRN Date:	31/05/2022 12:04:57
Gateway Ref ID:	893647308	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2001559234/10/2022

[Query No/**/Query Year]

Depositor Details

Depositor's Name:	SK ABDUL HANNAN
Address:	KULITAPARA BAGNAN HOWRAH
Mobile:	9775812303
Depositor Status:	Advocate
Query No:	2001559234
Applicant's Name:	Mr Sk Abdul Hannan
Identification No:	2001559234/10/2022
Remarks:	Sale, Development Power of Attorney Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001559234/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	15000
2	2001559234/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				15007

IN WORDS: FIFTEEN THOUSAND SEVEN ONLY.

Major Information of the Deed

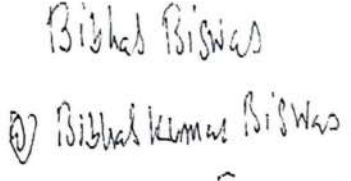
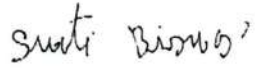
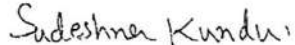
Deed No :	I-0506-02601/2022	Date of Registration	31/05/2022
Query No / Year	0506-2001559234/2022	Office where deed is registered	
Query Date	25/05/2022 10:34:57 PM	A.D.S.R. BAGNAN, District: Howrah	
Applicant Name, Address & Other Details	Sk Abdul Hannan Kulitapara,Thana : Bagnan, District : Howrah, WEST BENGAL, Mobile No. : 9775812303, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney			
Set Forth value		Market Value	
Rs. 2,10,000/-		Rs. 1,21,71,150/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks			

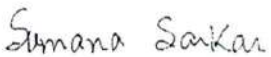
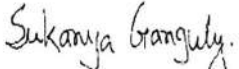
Land Details :

District: Howrah, P.S:- Bagnan, Gram Panchayat: BAGNAN-I, Mouza: Bagnan, JI No: 60, Pin Code : 711303

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-1024 (RS :-1043)	LR-1969	Commercial	Bastu	9.67 Dec	2,00,000/-	80,50,275/-
L2	LR-1024 (RS :-1043)	LR-1960	Commercial	Bastu	4.95 Dec	10,000/-	41,20,875/-
		TOTAL :			14.62Dec	2,10,000 /-	121,71,150 /-
	Grand Total :				14.62Dec	2,10,000 /-	121,71,150 /-

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Bibhas Biswas, (Alias: Mr Bibhas Kumar Biswas) (Presentant) Son of Late Atal Kumar Biswas Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	Photo  31/05/2022	Finger Print  LTI 31/05/2022	Signature  31/05/2022
Chandrapur, City:- , P.O:- Bagnan, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:-711303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx4n, Aadhaar No: 28xxxxxxxx3462, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office				
2	Name Smt Swati Biswas Wife of Late Subhas Chandra Biswas Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	Photo  31/05/2022	Finger Print  LTI 31/05/2022	Signature  31/05/2022
Chandrapur, City:- , P.O:- Bagnan, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:-711303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cfxxxxxx8m, Aadhaar No: 75xxxxxxxx5792, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office				
3	Name Smt Sudeshna Kundu Wife of Dr Debasish Kundu Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	Photo  31/05/2022	Finger Print  LTI 31/05/2022	Signature  31/05/2022
Vikram Bihar Flat G 4A, Ef Block 493/B/19 G T Road S, City:- , P.O:- Shibpur, P.S:-Shibpur, District: Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: drxxxxxx8j, Aadhaar No: 30xxxxxxxx7133, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Sumana Sarkar Wife of Mr Santanu Sarkar Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			
31/05/2022	LTI 31/05/2022	31/05/2022	
32 A / 43 Suren Sarkar Road, City:- , P.O:- Beliaghata, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cuxxxxxx8f, Aadhaar No: 41xxxxxxx7550, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Sukanya Ganguly Wife of Mr Binayak Ganguly Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			
31/05/2022	LTI 31/05/2022	31/05/2022	
Abantipur, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bdxxxxxx5r, Aadhaar No: 88xxxxxxx8494, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			

Attorney Details :

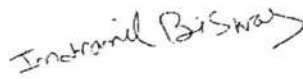
SI No	Name,Address,Photo,Finger print and Signature
1	DA Construction & Infra Private Limited Flat No 11D, Floor 11T , Tower-2 , 2/1 Hossain Shah Road, City:- , P.O:- Khidirpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: aaxxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mohammed Ayub Ansari Son of Munshi Reza Date of Execution - 31/05/2022, , Admitted by: Self, Date of Admission: 31/05/2022, Place of Admission of Execution: Office			
		May 31 2022 4:01PM	LTI 31/05/2022	31/05/2022

Flat No- 11 D , Floor - 11t , Tower- 2 , 2/1 Hossain Shah Road, City:- , P.O:- Khidirpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0N, Aadhaar No: 60xxxxxxxx6301 Status : Representative, Representative of : DA Construction & Infra Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Indranil Biswas Son of Mr Bibhas Biswas Alias Bibhas Kumar Biswas Chandrapur, City:- , P.O:- Bagnan, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303			
	31/05/2022	31/05/2022	31/05/2022
Identifier Of Mr Bibhas Biswas, Smt Swati Biswas, Smt Sudeshna Kundu, Smt Sumana Sarkar, Smt Sukanya Ganguly, Mohammed Ayub Ansari			

Land Details as per Land Record

District: Howrah, P.S:- Bagnan, Gram Panchayat: BAGNAN-I, Mouza: Bagnan, JI No: 60, Pin Code : 711303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1024, LR Khatian No:- 1969	Owner:বিভাস কুমার বিশ্বাস, Gurdian:অটল কুমার, Address:চন্দ্রপুর , Classification:শালি, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1024, LR Khatian No:- 1960	Owner:সুভাস চন্দ বিশ্বাস, Gurdian:অটল কুমার, Address:চন্দ্রপুর , Classification:শালি, Area:0.11970000 Acre,	Seller is not the recorded Owner as per Applicant.

On 26-05-2022

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 1,21,71,150/-



Satyabrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGNAN
Howrah, West Bengal

On 31-05-2022

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 : 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 15:53 hrs on 31-05-2022, at the Office of the A.D.S.R. BAGNAN by Mr Bibhas Biswas Alias Mr Bibhas Kumar Biswas, one of the Executants.

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

Execution is admitted on 31/05/2022 by 1. Mr Bibhas Biswas, Alias Mr Bibhas Kumar Biswas, Son of Late Atal Kumar Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Business, 2. Smt Swati Biswas, Wife of Late Subhas Chandra Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession House wife, 3. Smt Sudeshna Kundu, Wife of Dr Debasish Kundu, Vikram Bihar Flat G 4A, Ef Block 493/B/19 G T Road S, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 4. Smt Sumana Sarkar, Wife of Mr Santanu Sarkar, 32 A / 43 Suren Sarkar Road, P.O: Beliaghata, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 5. Smt Sukanya Ganguly, Wife of Mr Binayak Ganguly, Abantipur, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Indranil Biswas, , , Son of Mr Bibhas Biswas Alias Bibhas Kumar Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by profession Others

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

Execution is admitted on 31-05-2022 by Mohammed Ayub Ansari, Director, DA Construction & Infra Private Limited (Private Limited Company), Flat No 11D, Floor 11T , Tower-2 , 2/1 Hossain Shah Road, City:- , P.O:- Khidirpore, P.S:- Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Indranil Biswas, , , Son of Mr Bibhas Biswas Alias Bibhas Kumar Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2022 12:04PM with Govt. Ref. No: 192022230039274478 on 31-05-2022, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 4476458623619 on 31-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 15,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2759, Amount: Rs.5,000/-, Date of Purchase: 27/05/2022, Vendor name: P
Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/05/2022 12:04PM with Govt. Ref. No: 192022230039274478 on 31-05-2022, Amount Rs: 15,000/-, Bank:
SBI EPay (SBlePay), Ref. No. 4476458623619 on 31-05-2022, Head of Account 0030-02-103-003-02



Satyabrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGNAN
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0506-2022, Page from 55036 to 55055
being No 050602601 for the year 2022.



Digitally signed by SATYABRATA
CHAKRABORTY
Date: 2022.06.02 12:20:28 +05:30
Reason: Digital Signing of Deed.

(Satyabrata Chakraborty) 2022/06/02 12:20:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGNAN
West Bengal.

(This document is digitally signed.)

02/06/2022 Query No:-05062001559234 / 2022 Deed No :I - 050602601 / 2022, Document is digitally signed.