

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AE 246544

Certified that the document is admitted
Registration. The signature sheets and the
encroachment sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register II
Medinipur, South 24-Parganas

22 APR 2022

DEVELOPMENT POWER OF ATTORNEY
(AFTER DEVELOPMENT AGREEMENT)

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1)
ASHIM KUMAR SARKAR (PAN AIQPS7092A) son of Late
Dhirendra Ch. Sarkar, by faith - Hindu, by Nationality - Indian,
by occupation - Retired, residing at 5/5, Shib Mandir Road,
Brahmapur, Post Office - Brahmapur, & Police Station -
Bansdrani, Kolkata - 700096, District : South 24-Parganas, in
the state of West Bengal, (2) **TAPAN SARKAR** (PAN ETIPS8622B)
son of Late Dhirendra Ch. Sarkar, by faith - Hindu, by

Nationality - Indian, by occupation - unemployed, residing at 246/D, P.N.M. B.F. Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata - 700041, District : South 24-Parganas, in the state of West Bengal, (3) UJJWAL KUMAR SARKAR (PAN FIGPS5705D) son of Late Dhirendra Ch. Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal and (4) SUJAL KUMAR SARKAR (PAN COBPS1820R) son of Late Dhirendra Ch. Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082 District : South 24-Parganas, in the state of West Bengal, hereinafter jointly called and referred to as the LANDOWNERS/FIRST PARTIES do hereby SEND GREETINGS:

WHEREAS Madan Mohan Dutta, Samarendra Nath Dutta, Amarendra Dutta and Sishu Bala Dutta were the absolute owners of ALL THAT piece and parcel of land measuring about 93 Sataks more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166 of R.S. Dag No.497, within the local limits of the Kolkata Municipal Corporation Ward No.122, being known as Premises No.571/1, Ostad Amir Khan Sarani, Kolkata - 700082 which they got the same by way of inheritance from deceased mother Smt. Manmoye Dasi wife of Dinonath Dutta of Chetla.

AND WHEREAS in course of peaceful enjoyment, occupation and possession of the same, said Madan Mohan Dutta, Samarendra Nath Dutta, Amarendra Dutta and Sishu Bala Dutta mutated their names in the records of R.S. record (R.S. Parcha) at B.L. & L.R.O. and thereafter they jointly sold, transferred, conveyed, assigned and assured their aforesaid landed property unto and in favour of one Birendra Nath Ghosh by way of a registered Deed of Sale dated 30.09.1955 duly registered at Sub-Registry Office Alipore, recorded in Book No.1, Volume No.116, Pages from 268 to 271. Being No.7262. for the year 1955 for a valuable consideration mentioned in the said deed.

AND WHEREAS thereafter one Rabindra Nath Ghosh, Sri Ramebdra Nath Ghosh and Sri Rathindra Nath Ghosh all sons of Birendra Chandra Ghosh on behalf of the said Birendra Nath Ghosh filed a suit against said Birendra Chandra Ghosh in the Court of the Ld. 5th Munsef at Alipore vide Title Suit No.364/1968 and the Ld. Court was pleased and passed an order as the absolute owner of the said landed property.

AND WEHREAS in course of peaceful enjoyment of the same, said Birendra Nath Ghosh died in the year 1969 leaving behind his three sons Rabindra Nath Ghosh, Sri Ramebdra Nath Ghosh and Sri Rathindra Nath Ghosh and they jointly mutated their names before the competent authority by paying relevant rents and taxes before the competent authority punctually and regularly.

AND WHEREAS by way of a registered Deed of Sale in Bengali language dated 13th October, 1982, registered at Sub-Registrar at Alipore, recorded in Book No.I, Volume No.145, Pages from 117 to 127, Being No.5930 for the year 1982, said Rabindra Nath Ghosh, Sri Ramendra Nath Ghosh and Sri Rathindra Nath Ghosh jointly sold, transferred, conveyed, assigned and assured some portion of land measuring 03 Cottahs 09 Chittaks more or less out of their total land measuring 93 Sataks more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166 of R.S. Dag No.497, within the local limits of the Kolkata Municipal Corporation Ward No.122, being known as Premises No.571/1, Ustad Amir Khan Sarani, Kolkata - 700082 unto and in favour of Dhirendra Chandra Sarkar son of Kailash Chandra Sarkar for a valuable consideration mentioned in the said deed.

AND WHEREAS said Dhirendra Chandra Sarkar got mutated his name before the Kolkata Municipal Corporation by paying all relevant rents and taxes and since then the said property is known as K.M.C. Assessee No. 411220906338 of the K.M.C. Premises No.571/1, Ustad Amir Khan Sarani, Kolkata - 700082 within Ward No.122 of the Kolkata Municipal Corporation.

AND WHEREAS the said Dhirendra Chandra Sarkar died intestate on 02.04.2007 and CHAMELI RANI SARKAR died intestate on 10.08.2020 leaving behind his four sons and one wife namely (1) ASHIM KUMAR SARKAR, (2) TAPAN SARKAR, (3) UJJWAL KUMAR SARKAR and (4) SUJAL KUMAR SARKAR as his

herein have full power and absolute authority to develop the said property by construction of a multi-storied building upon the said property.

AND WHEREAS the said Landowner herein desires to construct a new Multi-storied building, on the said property, after demolishing the existing and standing structures thereat, using the services of an efficient developer, who have sufficient resources and expertise to complete the assignment of preparing a construction plan and obtaining requisite sanction thereof or and completing the construction in reasonable time and have the construction project commercially viable.

AND WHEREAS the DEVELOPER is involved inter-alia in the business of developing housing and commercial building project and is interested in developing the said Land.

AND WHEREAS the DEVELOPER for the purpose of developing a residential building in the said landed property, more fully described in the SCHEDULE hereunder written.

AND WHEREAS for the purpose of convenience, I, the Executant herein is desirous of granting necessary Power and Authorities to the said firm inter alia for the purpose of effective and speedy execution of the said project as per terms of the said Agreement.

NOW KNOW YE BY THESE PRESENTS that I, the Executant herein, do hereby nominate, constitute, appoint and empower, **M/S. MPA BUILDERS** (PAN-ABQFM3226K), a Partnership Firm, having its office at 241A/2, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata 700082, District :

South 24-Parganas, in the state of West Bengal, REPRESENTED by its partners namely (1) MAHESH PRASAD SHAW, (PAN NO BJDPS5675L) (Aadhaar No. 545295010024) son of Ashoke Kumar Shaw, aged about 34 years by faith Hindu, by occupation business, residing at 152/6, Hardutt Rai Chamaria Road, Post Office - Salkia, Police Station - Golabari, District : Howrah, PIN : 711101, in the state of West Bengal and (2) RAJU SHAW (PAN AYBPS5973R) (Aadhaar No. 2798 2066 9560) son of Ramtirath Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road, Pramod Nagar, Kolkata 700082, District : South 24-Parganas, in the state of West Bengal as my true and lawful Attorney and Agent, in my name and on my behalf, to execute and perform or cause to be done, execute and perform all or any of the following acts, deeds, matter and things as mentioned hereafter:

1. To receive permissive peaceful possession of the land/property and to hold, manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
2. To enter into, hold and defend permissive peaceful possession of the land/property and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
3. To appear and represent, and sign and submit the building plan or plans, all applications, specifications, indemnities to the Kolkata Municipal Corporation, B.L. & L.R.O, C.E.S.C. and other concerned authorities in and mutations of the

- said property and in respect of building, or buildings constructed on the said property and application for water connection, electric supply and other incidental matters of the said property on our behalf.
4. To have the said Land (as described in the "SCHEDULE" hereto) developed by undertaking development and construction of the apartment building as per the scheme of the said Project, containing ownership flats and/or other structures thereon ("The Building") as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.
 5. To apply for sanction of Building Plan before The Kolkata Municipal Corporation or concerned sanctioning authorities on our behalf and to obtain the Sanctioned Building Plan thereof on our behalf.
 6. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipment and to appoint contractors and/or sub-contractors for the purpose of development and construction of "The Building".
 7. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the said building to be constructed and applying for and to obtain the Sanction of modified plan, if necessary.
 8. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities and infra-structure

facilities from the Municipal Authorities and/or any other authority or authorities.

9. To warn off and prohibit any trespasser on the property or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
10. To negotiate for sale and/or transfer of flats or any portions thereof in respect of the Developer allocated portion together with proportionate, undivided, impartible share of the land to any purchaser/s and/or other persons in terms of the said Agreement and to receive all the earnest moneys and/or part and/or full consideration thereof and undivided proportionate share in the land and the rights appurtenant thereto and to enter into agreements, including sale agreements, lease agreements etc, containing such provisions and also to fulfill and enforce mutual obligations there under in respect of Developer's Allocation in terms of the Agreement dated 22.4.22 vide Deed No. 5344/22 registered before D.S.R. II, Alibori, 24-Pyo (S)
11. To sign, execute, enter into, modify, cancel, alter, draw, approve Agreements for Sale and/or Deeds of Conveyances or transfer and to admit the execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to be so done for and in connection with the development and transfer of the land/property or any part and/or portion thereof and to receive all premium/ consideration, service charges, taxes and other amounts thereof and grant valid receipts and

discharges for the same in respect of the Developer's Allocation.

12. *To appear before the Registrar of Assurances at Kolkata, District Registrars, District Sub-Registrars, Addl. District Sub-Registrars of the District South 24-Parganas, having jurisdiction for the same and to submit and present for registration and duly register according to law, any or all Agreement for Sale or Deed of Conveyance or conveyances of the aforesaid flats and other deed or deeds, document or documents or instruments, writing or writings whatsoever in favour of any purchaser or purchasers, and receive earnest money and/or consideration money in respect of the said flats of the Developer's allocation with undivided proportionate share of the land and to discharge valid money receipts against the Agreement for Sale and Deed of Conveyance to be executed in favour of the Purchaser/Purchasers and to sign all or any endorsement or any acknowledgements and to do all other things and acts which may be necessary for effecting and registration of such deeds, documents, writings instrument of any of them.*
13. *To appear before any Metropolitan and Executive Magistrates and all other Officers and/or authority or authorities in connection with enforcement of all powers and authorities as contained herein.*
14. *To execute and register necessary documents including the Agreement for Sale, Sale Deed and Deed of Conveyance in respect of flats, space, shop room, car parking space etc. in favour of any purchaser or purchasers and to present any*

such Sale Agreement, Deeds, Documents and/or Deed of Conveyance or Conveyances for its registration and to admit execution and receipt of consideration thereof before the any Registrar or District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurance at Kolkata, having jurisdiction of the same and authority for and to have said Agreement and/or Deed of Conveyance registered, and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/ or service area in respect of the Developer's Allocation in the proposed building or part thereof.

15. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
16. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said and/or to make alterations therein 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.
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
18. To pay all outgoing, including Service Charges, Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land as

- occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
19. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.
 20. To appear and represent us before all authorities, including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Urban land Ceiling Authorities, BL & LRO, Fire Brigade and/or Kolkata Police (if required) and other authorities in connection with the said Property and also in connection with the sanction modification and/or alteration of any building plans, if required.
 21. To sign execute and deliver any agreement, consent, or no objection if any required by the Developer for obtaining by any intending purchaser for obtaining any home loan from any Bank or Financial Institutions

AND GENERALLY to do all acts, deeds and things in our names as we could have lawfully done and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the said Land as aforesaid.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND WITH BUILDING)

ALL THAT piece and parcel of land measuring **03 Cottahs 09 Chittaks** more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166, L.R Khatian- 2134,2135,2170,2179 of R.S. & L.R Dag No.497, being known as

Premises No.571/1, Ostad Amir Khan Sarani, Police Station - Thakurpukur now P.S. Haridevpur, Kolkata - 700082, within the local limits of the Kolkata Municipal Corporation Ward No.122, being Assessee No. 411220906338, Ward No. 122, within the local limits of the Kolkata Municipal Corporation Ward No. 122 (S.S. Unit), District : South 24-Parganas, A.D.S.R. Behala, D.R. Alipore ALONG WITH all easements, rights, benefits, facilities attached therein and thereto. The entire property is being butted and bounded as follows:-

ON THE NORTH : 10' feet wide common passage.

ON THE SOUTH : Land of Plot No.497.

ON THE EAST : 7' feet wide common passage.

ON THE WEST : Land of Plot No.443/720.

IN WITNESS WHEREOF, the EXECUTANT hereto have hereunto set and subscribed his hand on this the 22nd day of April, 2022.

SIGNED AND DELIVERED

Ashim Kumar Sarkar

In presence of :

WITNESSES :

Tapan Kumar Sarkar

Ujjwal Kumar Sarkar.

Susmita Sarkar

1. Smriti Dey
Sahapur Kumar
Vol-82

SIGNATURE OF EXECUTANT

Accepted by,

2. T. R. 140

Vol 82
ST
K-1

MPA BUILDERS
Mahesh Prasad Shaw
PARTNERS

MPA BUILDERS
PARTNERS

SIGNATURE OF ATTORNEY

Drafted by:

Rajesh Kumar
Advocate, WB/1074/99

Typed by

S. Doloi



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature... Sushil Kr Sankar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... LASSO SHAW

Signature... Lasso Shaw



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... Mahesh Prasad Shaw

Signature... Mahesh Prasad Shaw

Thumb 1st finger middle finger ring finger small finger



left
hand



right
hand



Name.....

Signature..... *Ashim Kumar Sarkar*

Thumb 1st finger middle finger ring finger small finger



left
hand



right
hand



Name.....

Signature..... *Tapan Kumar Sarkar*

Thumb 1st finger middle finger ring finger small finger



left
hand



right
hand



Name.....

Signature..... *Upval for Sarkar*

Major Information of the Deed

Deed No :	I-1602-05362/2022	Date of Registration	22/04/2022
Query No / Year	1602-8001223816/2022	Office where deed is registered	
Query Date	22/04/2022 3:26:15 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJESH DUTTA Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831703959, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 19,50,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160205344/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

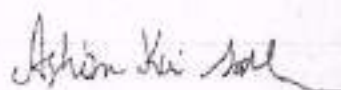
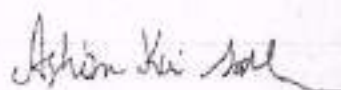
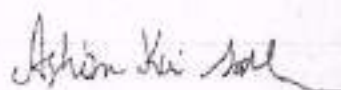
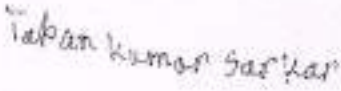
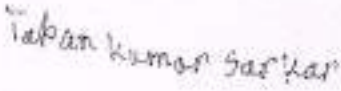
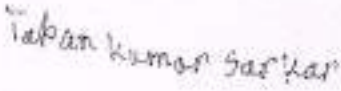
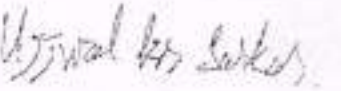
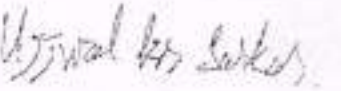
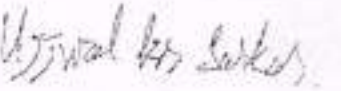
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Sodepur 1st lane -- Kalipur Road(Ward 122)) , , Premises No: 571/1. , Ward No: 122
Pin Code : 700082

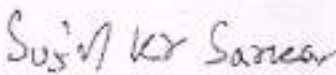
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 9 Chatak	1/-	19,23,748/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :				5.8781Dec	1/-	19,23,748/-	

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 :

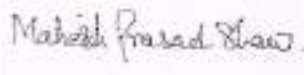
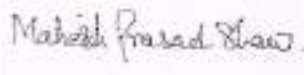
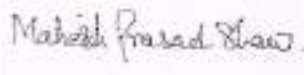
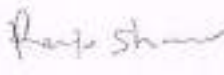
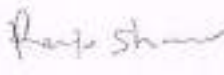
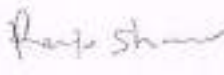
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ASHIM KUMAR SARKAR (Presentant) Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>22/04/2022</td> <td></td> <td>LT1 22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table> 5/6 SHIB MANDIR ROAD , BRAHMAPUR, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office	Name	Photo	Finger Print	Signature	ASHIM KUMAR SARKAR (Presentant) Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office				22/04/2022		LT1 22/04/2022	22/04/2022
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TAPAN KUMAR SARKAR Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office													
22/04/2022		LT1 22/04/2022	22/04/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr UJJWAL KUMAR SARKAR Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>22/04/2022</td> <td></td> <td>LT1 22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table> 571/1 OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FIxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Mr UJJWAL KUMAR SARKAR Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office				22/04/2022		LT1 22/04/2022	22/04/2022
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22/04/2022		LT1 22/04/2022	22/04/2022										

Name	Photo	Finger Print	Signature
Mr SUJAL KUMAR SARKAR Son of Late DHIRENDRA CHANDRA SARKAR Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office			
22/04/2022	LTI 22/04/2022	22/04/2022	
571/1 OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: COxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office			

Attorney Details :

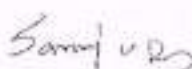
Sl No	Name,Address,Photo,Finger print and Signature
1	MPA BUILDERS 241A/2 MOTILAL GUPTA ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: ABxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MAHESH PRASAD SHAW Son of Mr ASHOKE KUMAR SHAW Date of Execution - 22/04/2022, , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 22 2022 4:44PM</td> <td>LTI 22/04/2022</td> <td>22/04/2022</td> <td></td> </tr> <tr> <td colspan="4"> 152/6 HARDUTT RAI CHAMARIA ROAD, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MPA BUILDERS (as PARTNERS) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MAHESH PRASAD SHAW Son of Mr ASHOKE KUMAR SHAW Date of Execution - 22/04/2022, , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office				Apr 22 2022 4:44PM	LTI 22/04/2022	22/04/2022		152/6 HARDUTT RAI CHAMARIA ROAD, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MPA BUILDERS (as PARTNERS)			
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Apr 22 2022 4:45PM	LTI 22/04/2022	22/04/2022															

249A MOTILAL GUPTA ROAD , PRAMOD NAGAR, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur,
District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3R,Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : MPA BUILDERS (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJU DAS Son of Mr HARU DAS SODEPUR K K ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082			
	22/04/2022	22/04/2022	22/04/2022
Identifier Of ASHIM KUMAR SARKAR, TAPAN KUMAR SARKAR, Mr UJJWAL KUMAR SARKAR, Mr SUJAL KUMAR SARKAR, Mr MAHESH PRASAD SHAW, Mr RAJU SHAW			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASHIM KUMAR SARKAR	MPA BUILDERS-1.46953 Dec
2	TAPAN KUMAR SARKAR	MPA BUILDERS-1.46953 Dec
3	Mr UJJWAL KUMAR SARKAR	MPA BUILDERS-1.46953 Dec
4	Mr SUJAL KUMAR SARKAR	MPA BUILDERS-1.46953 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ASHIM KUMAR SARKAR	MPA BUILDERS-25.00000000 Sq Ft
2	TAPAN KUMAR SARKAR	MPA BUILDERS-25.00000000 Sq Ft
3	Mr UJJWAL KUMAR SARKAR	MPA BUILDERS-25.00000000 Sq Ft
4	Mr SUJAL KUMAR SARKAR	MPA BUILDERS-25.00000000 Sq Ft

On 22-04-2022

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 14:45 hrs on 22-04-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by ASHIM KUMAR SARKAR, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,50,748/-

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

Execution is admitted on 22/04/2022 by 1. ASHIM KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 5/6 SHIB MANDIR ROAD, BRAHMAPUR, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Retired Person, 2. TAPAN KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 246/D P N M B F ROAD, P.O: PASCHIM PUTIARY, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 3. Mr UJJWAL KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 571/1 OSTAD AMIR KHAN SARANI, P.O: HARIDVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 4. Mr SUJAL KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 571/1 OSTAD AMIR KHAN SARANI, P.O: HARIDVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Indetified by Mr SANJU DAS, , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 22-04-2022 by Mr MAHESH PRASAD SHAW, PARTNERS, MPA BUILDERS, 241A/2 MOTILAL GUPTA ROAD, City:-, P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr SANJU DAS, , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Execution is admitted on 22-04-2022 by Mr RAJU SHAW, PARTNERS, MPA BUILDERS, 241A/2 MOTILAL GUPTA ROAD, City:-, P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr SANJU DAS, , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 246544, Amount: Rs.50/-, Date of Purchase: 21/04/2022, Vendor name: Samiran Das



Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 220381 to 220404

Deed No 160205362 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.05.05 18:54:30 +05:30
Reason: Digital Signing of Deed.

Suman Basu) 2022/05/05 06:54:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)