

1810/19

P-1681/2019



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AA 665906

1/3  
 9-52995/19

Certified that the document is admitted to registration. The Stamp Sheet and endorsement shall not be attached to this document and any part of this document.

A.D.S.R., Howrah

01 MAR 2019

GENERAL POWER OF ATTORNEY IN TERMS OF

DEVELOPMENT AGREEMENT BEING NO.050201668 DATED 01/03/2019

TO ALL TO WHOM BY THESE PRESENTS SHALL COME We, (1)

SRI UMASANKAR ROY (PAN No. AHKPR0354H), son of Late Sudhir

Chandra Roy, Nationality - Indian, by faith - Hindu, by

occupation - Business and (2) SRI SUSHOVAN ROY (PAN No. BCWPR1216C), son of Sri Rabishankar Roy, Nationality - Indian, by faith - Hindu, by occupation - Business both residing at Village - Khalia, Post Office - Chamrail, Police Station - Liluah, District - Howrah : 711114 for the sake and brevity hereinafter jointly referred to as the 'APPOINTORS' of these presents.

WHEREAS We, the abovenamed 'Appointors' herein am the joint owners owners and occupiers now seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Land containing an area measuring about 6 (Six) Cottahs 10 (Ten) Chittacks 0 (Zero) Sq.ft. be the same a little more or less together with 100 Sq.ft. R.T. Shed standing thereon altogether with all easement rights attached thereto and user right of 10 feet wide Panchayet Road on the Western Side comprised within Mouza - Khalia, J.L. No. 6, appertaining to R.S. Dag No. 759 corresponding to L.R. Dag No. 771 under R.S. Khatian No. 271 corresponding to L.R. Khatian No. 21, Police Station - Liluah, District - Howrah : 711114, within the territorial limit of Chamrail Gram Panchayet and also within the juris-

diction of the District and Additional District Sub-Registrar, Howrah which is morefully and particularly described in the Schedule "A" hereunder written hereinafter referred to as the said property.

AND WHEREAS due to inconvenience to look after, manage, control and/or for more secure and profit from the said property, We intend to develop the said property by way of constructing new masonry building on the said property and after having discussions with the Developer M/S TLB GROUP (PAN No. AAOFT6080B), a registered Partnership Firm having its "BHAIKUNTH NIWAS", Khalia Paschim Para, Chamrail, Police Station - Liluah, District - Howrah : 711114 represented by its Partners (1) SMT. KIRAN DEVI (PAN No. CCQPD7669G), wife of Late Baikunth Singh, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 43 "SHIVAM ABASAN", East Sapuipara, Police Station - Nischinda, District - Howrah : 711227, (2) SRI AMAR NATH KESHRI (PAN No. AVDPK2005G), son of Late Ramdular, Keshri, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 46, Banatan Mistry Lane, Post Office - Salkia, Police

Station - Golabari, District - Howrah : 711106 and (3) SMT. KUSUM DEVI CHOMAL (PAN No. ACQPC9534P), wife of Ram Avatar Chomal, Nationality - Indian, by faith - Hindu, by occupation - Business residing at Chandmari Station Road, East Sapuipara, Police Station - Nischinda, District - Howrah : 711227 and called upon them to enter into an agreement for Development of the said property and in such effect a Development Agreement have been prepared and executed by us on duly registered with the Office of the A-D-S-R, Howrah and recorded in Book No. I, Volume No. 0502 - 2019, Pages from 5338 - to 5339, Document being no. 050201668 for the year 2019 and in terms of the said development agreement it has also been decided that one person will be appointed as our constituted attorney for which it has become necessary to appoint such constituted attorney to do all acts, deeds, things, constructions and cause to be done in respect of our said property on our behalf. It has also been agreed with the said Developer that after construction, the Developer and We will get our respective shares in terms of the said Development Agreement.

NOW KNOWN YE ALL MEN by these presents that We, the abovenamed Appointors do hereby nominate, constitute and appoint M/S TLB GROUP (PAN No. AAOFT60808), a registered Partnership Firm having its "BHAIKUNTH NIWAS", Khalia Paschim Para, Chamrail, Police Station - Liluah, District - Howrah : 711114 represented by its Partners (1) SMT. KIRAN DEVI (PAN No. CCQPD7669Q), wife of Late Baikunth Singh, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 43 "SHIVAM ADASAN", East Sapuipara, Police Station - Nischinda, District - Howrah : 711227, (2) SRI AMAR NATH KESHRI (PAN No. AVDPK2005Q), son of Late Ramdular Keshri, Nationality - Indian, by faith - Hindu, by occupation - Business residing at 46, Sanatan Mistry Lane, Post Office - Salkia, Police Station - Golabari, District - Howrah : 711106 and (3) SMT. KUSUM DEVI CHOMAL (PAN No. ACQPC9534P), wife of Ram Avatar Chomal, Nationality - Indian, by faith - Hindu, by occupation - Business residing at Chanduari Station Road, East Sapuipara, Police Station - Nischinda, District - Howrah : 711227 hereinafter referred to as the 'APPOINTEE' as our true and lawful Attorney to do all acts, things, perform, execute and cause to be done,

executed and performed relating to the construction job thereupon the said property also relating to other necessary job and activities as mentioned below in our name and on our behalf that is to say :

1. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tender hereditaments premises or any part thereof and also to take possession and to administer all the effects thereof in our name and on our behalf.
2. To appoint any architect, contractor for the construction of any building/buildings on the land comprised in the said premises or any portion thereof the good view and greater interest of our family in our name and on our behalf.
3. To receive consideration money or earnest money or deposit in respect of constructed building/buildings as mentioned in the said Development Agreement and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient but effectual receipts by the Developer.

4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public bodies or corporate whom it doth shall or may concern all sums of money debts dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relation to the said premises to give and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in our name and on our behalf.

5. To present after execution all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or sale of Developer's portion (as mentioned in the said Development Agreement) of newly constructed any building/buildings to the appropriate authority

of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves on our name and on our behalf.

6. To make prepare or caused to be made or prepared all any sketches, plans, applications and all other papers or documents as may be necessary and/or required for the purpose of construction and/or in re-construction with and/or relating to the construction and/or erection of building/buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made signed, sealed, execute, affirmed, endorsed, verified and delivered for the said purpose on our behalf.

7. To make, sign, seal, execute, affirm and endorse, verify and delivery all or any such sketches, plans,



schemes, applications and all other papers or documents as may be necessary and/or required for the purposes of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building /buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in our name and on our behalf.

8. To make over, submit file and deliver on such sketches, plans, schemes, applications and/or all other papers and on documents which may be necessary and or required for any of the said purposes relating to the construction in the said premises before the Authority of Howrah Zila Parishad, Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling & Regulations Act), 1976, Electric Supply Authority, Police Authorities, Insurance Company or any other judicial Administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid plan, sketches and/or schemes sanctioned as aforesaid and to make, sign,

seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid Zila Parishad or the authorities relating to the said building plan sanctioned in our name and on our behalf.

9. To get back or receive the sanctioned plan or sketch or scheme for construction of building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Authority of Howrah Zila Parishad or Improvement Trust or Fire Brigade Authorities) on our behalf and to hand over copies of the sanctioned plan or scheme and all other allied papers to the Appointees.

10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in our name and on our behalf.

11. To enter into any agreement for sale in respect of the constructed area to the extent of Developer's allocation

only (as mentioned in the said Development Agreement) in the said premises with any person or persons or any company as will be required and proper and fit on our behalf.

12. To enter into, execute, resign contract with any person/persons, firms or company or corporation for and/or to modify and cancel and/or registration all or any documents, instruments with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefor and grant valid receipt the developer and discharges therefor on our behalf in respect of the constructed area (as mentioned in the said Development Agreement).

13. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats in respect of the Developer's portion (as mentioned in the said Development Agreement) alongwith undivided proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1973 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and to receive all earnest or consideration amount from such person/persons in respect of

the Developer's allocation (as mentioned in the said Development Agreement) and money receipts will be granted by the Developer and will present such documents, instruments or deeds or conveyance for sale for registration to the District, Sub-District Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyance on our behalf.

14. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply Authority, Collectorate, Insurance Company, Notary Public, Registrar of all Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, Howrah Zila Parishad, Rent Controller and/or any Arbitrator appointed on behalf of us and to make sign, affix, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitra-

tors and to take all such steps as will be required, necessary, proper and fit for the said premises.

15. To make build erect or construct any multi-storied or other building/buildings or structure/structures in or upon any portion of the land or upon the total land comprised in the said premises and/or to make any lawful and sanctioned alteration and/or addition/additions in any manner whatsoever will be necessary of the newly constructed building/buildings thereon or as will be required and proper on our behalf.

16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Mukters and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokatnamas, warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on our behalf.

17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and

expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.

18. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.

19. To sign and execute and/or register all or any document/documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in respect of the Developer's allocation (as mentioned in the said Development Agreement) in our name and on our behalf.

20. To receive consideration amount from any person/persons in respect of the Developer's portion of the constructed area (as mentioned in the said Development Agreement) including undivided proportionate impartable share of land and money receipt will be granted by the Developer.

21. This Power of Attorney is valid till to completion of the building and sale of the entire Developer's portion (as mentioned in the said Development Agreement).

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid in term of the said Development Agreement.

AND We the said Appointors, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done by virtue of these presents this the 1st day of March Two Thousand Nineteen.

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT the piece and parcel of Bastu Land containing an area measuring about 6 (Six) Cottahs 10 (Ten) Chittacks 0 (Zero) Sq.ft. be the same a little more or less together with 100 Sq.ft. R.T. Shed standing thereon altogether with all easement rights attached thereto and user right of 10 feet wide Panchayet Road on the Western Side comprised within Mouza - Khalia, J.L. No. 6, appertaining to R.S. Dag No. 759 corresponding to L.R. Dag No. 771 under R.S. Khatian No. 271 corresponding to L.R. Khatian No. 21, Police Station - Liluah, District - Howrah : 711114, within the territorial limit of Chamrail Gram Panchayet and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah which is butted and bounded in the manner as follows :-

ON THE NORTH - Property of Dag No. 759 (P) ;  
ON THE SOUTH - Property of Dag No. 762 ;

ON THE EAST - Property of Dag No. 749 ;

ON THE WEST - 10 feet wide Kutchha Panchayat Road ;

SCHEDULE "B" ABOVE REFERRED TO

Constructed area in terms of the said Development Agreement.

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinafore.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF :

WITNESSES :

1. HIMANSHU PANDEY  
18/3 Rajen Seth Lane  
BELUR HOWRAH



SIGNATURE OF THE EXECUTANTS

किरण देवी  
Amar-nath Kesheri

2. Ankit Kesheri  
46, Sonatan Mistri Lane  
Howrah 71106

अनिल देवी

SIGNATURE OF THE ATTORNEY  
HOLDERS

Drafted by me and prepared in my Sheristha as per Xerox copies of the documents provided to me

Sib Kumar Mukhopadhyay  
Advocate WTS/813/1992

Computerized Typed by : Hara Dhan Kundu

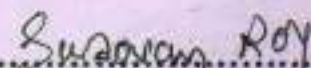


## FORM FOR TEN FINGER IMPRESSION

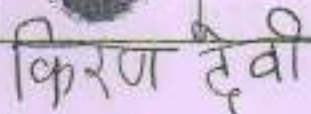
	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
		Fore	Middle	Ring	Little	Thumb

Signature.....  .....

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
		Fore	Middle	Ring	Little	Thumb

Signature.....  .....

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
		Fore	Middle	Ring	Little	Thumb

Signature.....  .....

## FORM FOR TEN FINGER IMPRESSION

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

Signature..... *Anamath K. elson* .....

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

Signature..... *कमला देवी* .....

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

Signature.....



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

उपलब्ध नम्बर/Enrolment No.: 2010/19024/01004

Umashankar Roy (উমেশঙ্কর রায়)

প্ৰমাণ

C/O Umashankar Roy, 125, KHALIA, CHAMRAIL,  
KHALIA, Haora,  
West Bengal - 711114

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা সত্য করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

Date: 22/09/2015

আপনার আধার সংখ্যা/ Your Aadhaar No.:

3728 7802 7983



- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

1817  
1838 300 9947

help@uidai.gov.in

www.uidai.gov.in

Validity unknown

Digitally signed by Unique Identification Authority of India  
Date: 2015.09.22 09:11:02 IST

- আধার সারা দেশে বালা
- আধার অধারের জন্য আপনার একবারই তালিকাভুক্তি করার অপসারণ করা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া যাবে।

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GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



উমেশঙ্কর রায়  
Umashankar Roy  
জন্ম তারিখ/ DOB: 30/04/1964  
পুরুষ / MALE



ঠিকানা:

C/O উমেশঙ্কর রায়, ১২৫  
খালিয়া, চামরাইল, হাওরা,  
পশ্চিম বঙ্গ, ৭১১১১৪  
ফোন নম্বর - ৭১১১১৪

Address:

C/O Umashankar Roy, 125, KHALIA,  
CHAMRAIL, KHALIA, Haora,  
West Bengal - 711114

3728 7802 7983

3728 7802 7983

আধার-সাধারণ মানুষের অধিকার

-Aam Admi ka Adhikar

*(Handwritten signature)*



ভারত সরকার  
Government of India



কিরন দেবী  
Kiran Devi  
পতি - বৈকুন্ঠ সিং  
Husband - Baikunth Singh  
জন্মতারিখ / DOB : 03/04/1965  
সঙ্গী / Female



6983 3784 8513

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিন্দিষ্ট পরিচয় প্রমাণকারক  
Unique Identification Authority of India

ঠিকানা:  
W/O বৈকুন্ঠ সিং, ৪ জে গিঘম  
আবাসন, ইস্ট সাপুইপারা, বালী,  
বালী উপাড়া, ঘোষণাড়া, হাওড়া,  
পশ্চিমবঙ্গ, 711227

Address:  
W/O Baikunth Singh, 4J S-4VAM  
ABASAN, EAST SAPUIPARA,  
BALLY, Baly Jagachhe  
Ghoshpara, Haora, West Bengal  
711227

6983 3784 8513

182  
1800-303-1847

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কিরন দেবী



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CHX3302809

পরিচয় পত্র



Elector's Name Amar Nath Keshri

নির্বাচকের নাম অমর নাথ কেশরী

Father's Name Ramdular Keshri

পিতার নাম রামদুলার কেশরী

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 42

১.১.২০০৬ এ বয়স ৪২

Address:

46 Sanatan Mistri Lane 15 Golabari Howrah 711106

ঠিকানা:

৪৬ সনাতন মিস্ত্রী লেন ১৫ গোলবারী হাওড়া ৭১১১০৬

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 162-Howrah North

বিধানসভা নির্বাচন কেন্দ্র: ১৬২-হাওড়া উত্তর

District: Howrah

Date: 23.01.2006

তারিখ: ২৩.০১.২০০৬

Amar Nath Keshri



ভারতের নির্বাচন কমিশন  
পরিচয় কার্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
MLN3905981



নির্বাচকের নাম : সুনন্দন রায়

Elector's Name : Sunandan Ray

পিতার নাম : রবি শঙ্কর রায়

Father's Name : Rabi Shankar Ray

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 06/06/1986  
Date of Birth

MLN3905981

ঠিকানা:  
খালিয়া পশ্চিমপারা খালিয়া(ঢ) লিলাহ হাওরা  
711134

Address:  
Khaliya Paschimpara Khaliya(ঢ) Lilah  
Howrah 711134

Date: 06/06/2008  
116. ভারতীয় নির্বাচন কমিশন নির্বাচন নিয়ন্ত্রণ  
কমিশনের সাক্ষরিত স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
106-Dumra Constituency

নিয়ন্ত্রণ কমিশন কোন মতলব বিহীনভাবে নির্বাচন নিয়ন্ত্রণ  
কর্তৃপক্ষের কাছে মতলব পৌঁছানোর ক্ষমতা  
কোন নির্বাচন ক্ষেত্রেই নেই।  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and to obtain the roll  
with same number.

*Sunandan Ray*

### Major Information of the Deed

Deed No :	I-0502-01681/2019	Date of Registration	01/03/2019
Query No / Year	0502-1000057995/2019	Office where deed is registered	
Query Date	01/03/2019 3:15:36 PM	A.D.S.R, HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S K MUKHOPADHYAY Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9898989989, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,41,000/-	Rs. 29,81,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 050201688/2019		

#### Land Details :

District: Howrah, P.S.- Liluya, Gram Panchayat: CHAMRAIL, Mouza: Khaliya Pin Code : 711114






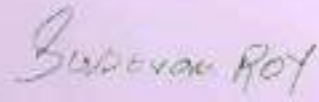
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-771	LR-21	Bastu	Bastu	6 Katha 10 Chatak	2,41,000/-	29,51,438/-	Width of Approach Road: 10 Ft., Project Name :
<b>Grand Total :</b>					<b>10.9313Dec</b>	<b>2,41,000 /-</b>	<b>29,51,438 /-</b>	

#### 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.	30,000/-	30,000/-	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					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

Major Information of the Deed :- I-0502-01681/2019-01/03/2019




## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Umashankar Roy</b> <b>(Presentant)</b> Son of Late Sudhir Chandra Roy Executed by: Self, Date of Execution: 01/03/2019 , Admitted by: Self, Date of Admission: 01/03/2019 ,Place : Office	<b>Photo</b>  01/03/2019	<b>Fingerprint</b>  LTI 01/03/2019	<b>Signature</b>  01/03/2019
Khalia, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHKPR0354H, Status :Individual, Executed by: Self, Date of Execution: 01/03/2019 , Admitted by: Self, Date of Admission: 01/03/2019 ,Place : Office				
2	<b>Name</b> <b>Mr Sushovan Roy</b> Son of Mr Rabishankar Roy Executed by: Self, Date of Execution: 01/03/2019 , Admitted by: Self, Date of Admission: 01/03/2019 ,Place : Office	<b>Photo</b>  01/03/2019	<b>Fingerprint</b>  LTI 01/03/2019	<b>Signature</b>  01/03/2019
Khalia, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCWPR1216C, Status :Individual, Executed by: Self, Date of Execution: 01/03/2019 , Admitted by: Self, Date of Admission: 01/03/2019 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Ms Tib Group</b> Bhaikunth Niwas Khalia Paschim Para, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114 . PAN No.:: AAOFT6080B, Status :Organization, Executed by: Representative			




## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Kiran Devi</b> Wife of Late Baikunth Singh Date of Execution - 01/03/2019, , Admitted by: Self, Date of Admission: 01/03/2019, Place of Admission of Execution: Office	<b>Photo</b>  Mar 1 2019 3:47 PM	<b>Finger Print</b>  LTI 01/03/2019	<b>Signature</b>  01/03/2019

Major Information of the Deed :- I-0502-01681/2019-01/03/2019



4 J Shivam Abasan , East Sapuipara, P.O:- Sapuipara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCQPD7659Q Status : Representative, Representative of : Ms Tib Group (as partners)

2	Name	Photo	Finger Print	Signature
	<b>Mr Amar Nath Keshri</b> Son of Late Ramdular Keshri Date of Execution - 01/03/2019, , Admitted by: Self, Date of Admission: 01/03/2019, Place of Admission of Execution: Office			
		Mar 1 2019 3:46PM	L11 01/03/2019	01/03/2019

48 Sanatan Mistry Lane, P.O:- Salkia, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVOPK2005Q Status : Representative, Representative of : Ms Tib Group (as partners)

3	Name	Photo	Finger Print	Signature
	<b>Smt Kusum Devi Chomal</b> Wife of Ram Avatar Chomal Date of Execution - 01/03/2019, , Admitted by: Self, Date of Admission: 01/03/2019, Place of Admission of Execution: Office			
		Mar 1 2019 3:46PM	L11 01/03/2019	01/03/2019

Chandmari Station Road , East Sapuipara, P.O:- Sapuipara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACQPC9534P Status : Representative, Representative of : Ms Tib Group (as partners)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr HIMANGSHU PANDEY</b> Son of Mr RAM SANKAR PANDEY W3, RAJEN SETH LANE, P.O:- DEURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202			
	01/03/2019	01/03/2019	01/03/2019

Identifier Of Mr Umashankar Roy, Mr Sushovan Roy, Smt Kiran Devi, Mr Amar Nath Keshri, Smt Kusum Devi Chomal

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Umashankar Roy	Ms Tib Group-5.46562 Dec
2	Mr Sushovan Roy	Ms Tib Group-5.46562 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Umashankar Roy	Ms Tib Group-50.00000000 Sq Ft
2	Mr Sushovan Roy	Ms Tib Group-50.00000000 Sq Ft

Major Information of the Deed :- I-0502-01681/2019-01/03/2019

## Land Details as per Land Record

District: Howrah, P.S:- Liluya, Gram Panchayat: CHAMRAIL, Mouza: Khaliya Pin Code : 711114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No:- 771, LR Khatian No:- 21	Owner:অজিত বাছড়, Gurdian:গলেশ , Address:বিজ , Classification:বাংস, Area:0.01070000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 050201681 / 2019

On 01-03-2019

**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 13:58 hrs. on 01-03-2019, at the Office of the A.D.S.R. HOWRAH by Mr Umashankar Roy , 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 29,81,438/-

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

Execution is admitted on 01/03/2019 by 1. Mr Umashankar Roy, Son of Late Sudhir Chandra Roy, Khalia, P.O: Chamrail, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by Profession Business, 2. Mr Sushovan Roy, Son of Mr Rabishankar Roy, Khalia, P.O: Chamrail, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by Profession Business

Indotified by Mr HIMANGSHU PANDEY, , Son of Mr RAM SANKAR PANDEY, 18/3, RAJEN SETH LANE, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Business

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

Execution is admitted on 01-03-2019 by Smt Kiran Devi, partners, Ms Tib Group, Bhaikunth Niwas Khalia Paschim Para, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114

Indotified by Mr HIMANGSHU PANDEY, , Son of Mr RAM SANKAR PANDEY, 18/3, RAJEN SETH LANE, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Business

Execution is admitted on 01-03-2019 by Mr Amar Nath Keshri, partners, Ms Tib Group, Bhaikunth Niwas Khalia Paschim Para, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114

Indotified by Mr HIMANGSHU PANDEY, , Son of Mr RAM SANKAR PANDEY, 18/3, RAJEN SETH LANE, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Business

Execution is admitted on 01-03-2019 by Smt Kusum Devi Chomal, partners, Ms Tib Group, Bhaikunth Niwas Khalia Paschim Para, P.O:- Chamrail, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711114

Indotified by Mr HIMANGSHU PANDEY, , Son of Mr RAM SANKAR PANDEY, 18/3, RAJEN SETH LANE, P.O: BELURMATH, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

Major Information of the Deed :- I-0502-01681/2019-01/03/2019

**Payment of Stamp Duty**

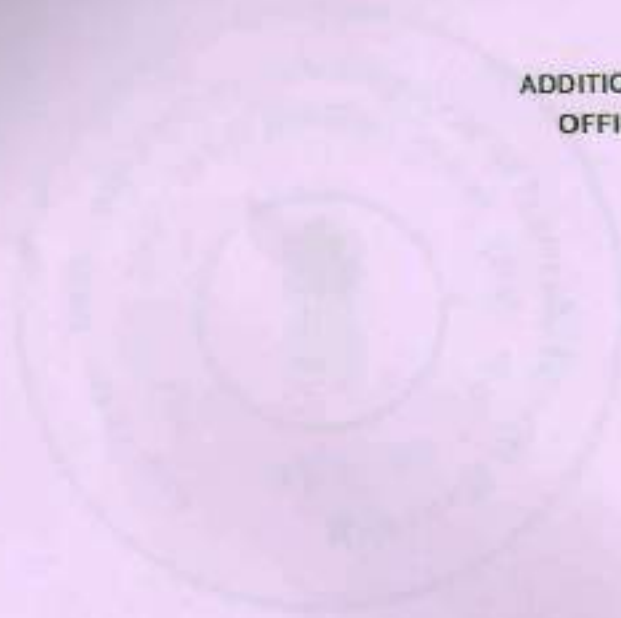
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs. 100/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 4274, Amount: Rs. 100/-, Date of Purchase: 21/02/2019, Vendor name: Soumya Banerjee

*Kaustava Dey*

**Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
Howrah, West Bengal**



Major Information of the Deed :- I-0502-01681/2019-01/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 53510 to 53542  
being No 050201681 for the year 2019.



Digitally signed by Kaustava Dey  
Date: 2019.03.01 16:24:56 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 01-03-2019 16:24:16  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)