

011082/23

I-051310647/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 360173

...
 ...
 ...

...
 ...

20/12/23
 8
 3130094/23

20 DEC 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE POWER OF ATTORNEY THAT, We, 1) SRI TAPAS KUMAR ROY (PAN- AGTPR0374D) (Aadhaar No 6688 9744 3010) son of Late Manoj Gopal Roy, by faith Hindu, by occupation- Service
 2) SRI ABHIJIT ROY (PAN- AGIPR5277N) (Aadhaar No. 8575 0367 9752) son of Late Manoj Gopal Roy, by faith Hindu, by occupation- Service
 3) SMT. BINITA NANDI (PAN- AAVPN6003D) (Aadhaar No 6722 3039 0121) Wife of Sri Dilip Nandi, daughter of Late Manoj Gopal Roy, by faith Hindu, by occupation- Housewife, 4) SRI PIJUS ROY, (PAN- BCNPR3700E) (AADHAAR NO. 4569 4213 6551), son of Late Panchu Gopal Roy, by faith Hindu, by occupation- Business, 5) SRI GOUTOM KUMAR ROY, (PAN: ACJPR1725J and Aadhaar No. 3470 3554 8790)

ক্রমিক নং 5564 তারিখ 15/12/23
ক্রেতার নাম Tapal Kumar Roy 2 others
ঠিকানা Comilla, Howrah
মূল্য 150/-

S. S. S. S.
সৈয়দ মেহেদ
স্বাক্ষর
হাওড়া জেলা



District Sub-Registrar-II
Howrah

20 DEC 2023

son of Late Panchu Gopal Roy, by occupation Service, all the above are by faith - Hindu, residing at Vill: Andul Purbapara, P.O. Andul Mouri, P.S.: Sankrail, District: Howrah, Pin 711302, 6) **SMT. LIPIKA SEAL, (PAN: NYXPS6640Q, Aadhaar No. 4350 8565 7661)** wife of Sri Prabhat Kumar Seal, daughter of Late Panchu Gopal Roy, by faith Hindu, by occupation Housewife, residing at 19, Chandicharan Ghosh Road, Post: Barisha, P.S. Thakurpukur, Kolkata 700008, District: South 24 Parganas, 7) **SMT. SUDIPTA BANDYOPADHYAY @ SUDIPTA BANERJEE, (PAN: AXHPB1625Q and Aadhaar No. 9388 6109 3119)** wife of Sri Amal Banerjee, daughter of Late Shakti Pada Bhattacharya, 8) **SMT. AMRITA KONER, (PAN: ATAPK0377M and Aadhaar No. 6038 4926 5745)** wife of Sri Ayas Kanto Koner, daughter of Sri Amal Banerjee and 9) **MRS. ANSHUMITA BANERJEE, (PAN: AWHPB9489R and Aadhaar No. 8236 3816 8363)** daughter of Shri Amal Banerjee, Sl. No. 5,6 & 7 are by faith Hindu, by occupation Housewife, residing at Vill: Andul Purbapara, P.O. Andul Mouri, P.S. Sankrail, Howrah 711302, for the sake of brevity shall hereinafter called as the "**PRINCIPAL**" **SEND GREETINGS:-**

WHEREAS One Nanda Rani Dasi wife of Late Khetra Mohan Roy of Andul, P.S. Domjur was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land admeasuring 2 Bighas 10 Cottahs more or less out of 5 Bighas land, lying and situate at Mouza Andul, J.L. No. 29, Pargana Mujafarpur, under Police Station Domjur, District - Howrah and she was paying the usual rents and taxes to the Collector as the absolute Owner therein.

AND WHEREAS While in possession of the said land, the said Nanda Rani Dasi by executing a Deed of Sale dated 18-07-1934 duly registered in the office of the Sub-Registrar at Domjur and recorded in Book No.1, being Deed No.1867, for the year 1934, granted, sold, transferred and conveyed the said 2 Bighas 10 Cottahs of land unto and in favour of one Sri Lalit Mohan Roy

son of Late Khetra Mohan Roy of Andul Purba Para for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Sri Lalit Mohan Roy became the absolute Owner of the said land measuring 2 Bighas 10 Cottahs and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS while the said Sri Lalit Mohan Roy enjoying and occupying the said land measuring 2 Bighas 10 Cottahs more or less died intestate on 04.04.1944, leaving behind his two sons namely Manoj Gopal Roy and Panchu Gopal Roy as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS the said Manoj Gopal Roy and Panchu Gopal Roy became the joint owners of the said land left by deceased Lalit Mohan Roy each having $\frac{1}{2}$ shares therein.

AND WHEREAS the said Manoj Gopal Roy and Panchu Gopal Roy jointly got their names recorded and/or mutated in the Revisional Records of Rights in respect of the said land on payment of rents thereof.

AND WHEREAS the said Manoj Gopal Roy also got his name recorded and/or mutated in the office of the B.L. & L.R.O. concerned in respect of land measuring 9 decimals in L.R. Khatian No. 979 of L.R. Dag Nos. 698 & 704 at Mouza - Andul on payment of rents thereof.

AND WHEREAS the said Panchu Gopal Roy got his name recorded and/or mutated in the office of the B.L. & L.R.O. concerned in respect of the land measuring 8 decimals in L.R. Khatian No. 700 of L.R. Dag Nos. 698 & 704 at Mouza - Andul on payment of rents thereof.

AND WHEREAS the said Panchu Gopal Roy also died intestate on 11.12.1988, leaving behind his wife Bandana Roy, two daughters namely Lipika Seal wife of Prabhat Kumar Seal, Tulika Ghosh wife of Arun Kumar

Ghosh and two sons namely Pijus Roy and Goutom Kumar Roy as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Bandana Roy, Lipika Seal, Tulika Ghosh, Pijus Roy and Goutom Kumar Roy became the joint owners of the said land left by deceased Panchu Gopal Roy each having 1/5th share therein and jointly seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS by a Deed of Gift, dated 13-10-2017, duly registered in the office of the A.D.S.R. Ranihati and recorded in Book No. I, Volume No. 0503-2017, Pages from 104140 to 104165, Being No. 050304670, for the year 2017, the said Bandana Roy granted, transferred, conveyed and bestowed by way of Gift her undivided 1/5th share of land to her son said Goutom Kumar Roy out of her natural love and affection.

AND WHEREAS by another Deed of Gift, dated 20-02-2017, duly Registered in the office of the A.D.S.R. Ranihati and recorded in Book No. I, Volume No. 0503-2017, Pages from 12807 to 12828, Being No. 050304593, for the year 2017, the said Tulika Ghosh granted, transferred, conveyed and bestowed by way of Gift her undivided 1/5th share of land to her brother said Goutom Kumar Roy out of her natural love and affection.

AND WHEREAS a separate Deed of Gift, dated 01-10-2020, duly registered in the office of the D.S.R.-II, Howrah and recorded in Book No. 1, Volume No. 0513-2020, Pages from 133069 to 133093, Being No. 051303854, for the year 2020, the said Manoj Gopal Roy granted, transferred, conveyed and bestowed by way of Gift his undivided 1000 Sq.ft. land out of which 500 Sq.ft. land from Dag No. 698 and 500 Sq.ft. land from Dag No. 704 to his nephews said Goutom Kumar Roy and Pijus Roy out of his natural love and affection.

AND WHEREAS the said Lipika Seal, Pijus Roy and Goutom Kumar Roy and Manoj Gopal Roy got their names recorded and/or mutated in the office of the B.L.&L.R.O. concerned in respect of land measuring 17 decimals more or less in L.R. Khatian Nos. 2754, 2753, 2752, 2747, 2877, 979 respectively of L.R. Dag Nos. 698 & 704 at Mouza Andul on payment of rents thereof.

AND WHEREAS by a Deed of Sale dated 22-11-1956, duly registered in the office of the Registrar of Howrah and recorded in Book No. I, being Deed No. 2857 for the year 1956, one Smt. Mahamaya Debi wife of Sakti Pada Bhattacharyya of Andul Purbapara purchased ALL THAT piece and parcel of demarcated land measuring 8 decimals out of 16 decimals land, lying and situate at Mouza - Andul Purba Para, J.L. No. 29, Pargana Mujafarpur, comprised in R.S. Dag No.637, appertaining to R.S. Khatian No. 59 under Police Station Domjur, District Howrah from the then Owner Debi Prasad Roy son of Murari Mohan Roy of Andul Purbapara for a valuable Consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Smt. Mahamaya Debi, since deceased became the absolute Owner of the said land measuring 8 decimals and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS while the said Smt. Mahamaya Debi enjoying and occupying the said land measuring 8 decimals more or less died intestate on 10.01.1995, leaving behind her only daughter Sudipta Banerjee wife of Amal Banerjee as her only legal heirs and successors who inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said the said Sudipta Banerjee became the absolute owner of the said land left by deceased Mahamaya Debi and lawfully seized and possessed of the said land by mutating her name in the office of the B.L. & L.R.O. concerned in respect of land measuring about

8 decimals more or less in L.R. Khatian No. 2013, of L.R. Dag No. 698 at Mouza - Andul on payment of rents thereof.

AND WHEREAS by a Deed of Gift, dated 31-12-2019, duly registered in the office of the D.S.R.-1, Howrah and recorded in Book No. I, Volume No. 0501-2019, Pages from 421 to 444, Being No. 050106883, for the year 2019, the said Sudipta Banerjee granted, transferred, conveyed and bestowed by way of Gift of 2.666 decimals out of 08 decimals of land together with a brick built structure of 470 sq.ft. to her daughter Amrita Koner out of her natural love and affection.

AND WHEREAS by another Deed of Gift, dated 31-12-2019, duly registered in the office of the D.S.R.-I, Howrah and recorded in Book No. I, Volume No. 0501-2019, Pages from 445 to 468, Being No. 050106884, for the year 2019, the said Sudipta Banerjee granted, transferred, conveyed and bestowed by way of Gift of 2.666 decimals out of 08 decimals of land together with a brick built structure of 470 sq.ft. to her younger daughter Anshumita Banerjee out of her natural love and affection.

AND WHEREAS in the manner stated above, said Sudipta Banerjee, Amrita Koner and Anshumita Banerjee became the joint Owners of the said land measuring 8 decimals more or less, lying and situate at Mouza - Andul, J.L. No. 29, Pargana - Mujafarpur, comprised in L.R. Dag Nos. 698, appertaining to L.R. Khatian Nos. 2013 under Police Station Domjur now Sankrail, under Andul Gram Panchayat, A.D.S.R. Office at Ranihat, District - Howrah.

AND WHEREAS thereafter said Sudipta Banerjee, Amrita Koner and Anshumita Banerjee got their names recorded and/or mutated in the office of the B.L.&L.R.O. concerned in respect of land measuring 8 decimals more or less in L.R. Khatian Nos. 2013, 2856 & 2859 respectively of L.R. Dag Nos. 698 at Mouza Andul on payment of rents thereof.

AND WHEREAS in the aforesaid manner, the Owners herein became the joint Owners of the said land measuring 25 decimals more or less, lying and

situate at Mouza - Andul, J.L. No. 29, Pargana - Mujafarpur, comprised in L.R. Dag Nos. 698 & 704, appertaining to L.R. Khatian Nos. 979, 2754, 2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station Domjur now Sankrail, within the local limits of Andul Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah and thus enjoying the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto.

AND WHEREAS for better accommodation and increasement of their position the first parties are interested to develop the said property by engaging developer, and their investment.

AND WHEREAS for purpose of development of the said property the landowners and the said developer namely **D. S. Construction** have executed following documents:-

- a) Registered Development Agreement dated 08-08-2021, recorded in Book No. I, Volume No. 0501-2021, page Nos. 104438 to 104502, Being No. 050102654 for the year 2021, before the District Sub-Registrar Officer-I, Howrah.
- b) Registered Development Power of Attorney dated 11-08-2021, recorded in Book No. I, Volume No. 0501-2021, page Nos. 105668 to 105721 Being No. 050102693 for the year 2021, before the District Sub-Registrar Officer-I, Howrah.

AND WHEREAS by execution of the aforesaid Development Agreement and Power of Attorney, the land owners have engaged, appointed the above named developer for the purpose of development of the said property, as specifically described in the Schedule written hereinbelow.

AND WHEREAS, but due to his financial inconvenience and personal problem, the Developer/Power of Attorney holder cannot able to commence and/ or proceed the said development work and/or any related acts, As a

result of which the said property is lying as it is condition, only the said the development Agreement and Power of Attorney, are executed, nothing else and nothing more.

AND WHEREAS as per terms and condition of the development agreement, the land owners have received a sum of Rs. 4,60,000/- (Rupees Four lakhs Ninety Thousand) from the said Developer and for preparation/ registration of the aforesaid instrument and other purpose, the developer has expensed another sum of Rs. 3,10,000/- (Rupees Three lakhs ten thousand) in total Rs. 8,00,000/- (Rupees Eight Lakhs) has been expense by the developer for the said development purpose.

AND WHEREAS In existence with the said development agreement and power of attorney one land owner namely Manoj Gopal Roy died on 11.09.2023, (his wife Smt Pramila Roy died on 23.06.2015) leaving behind and surviving his two sons namely Tapas Kumar Roy , Abhijit Roy and one married daughter Smt Binita Nandi as his only legal heirs and successors.

AND WHEREAS recently, the said **DEVELOPER** holder has made negotiation with the land owners/principals expressed his incapability and also requested the **LAND OWNERS** to cancel the said Agreement and/or revoked the said Power of Attorney, such proposal has been accepted by the land owners and to avoid future complication and litigation, they have jointly agreed to cancel the said development Agreement and power of attorney by execution of necessary instruments.

AND WHEREAS on mutual understanding and settlement as made between the said land owners and the said Developer (D.S. Construction, represented by Sri Sachin Sharma) one registered cancellation of Development Agreement dated 20.12.2023 being No. 06227 of 2023 and revocation of Power of Attorney dated 20.12.2023 were made and executed, the previous developer has relinquish his right from the said property.

Wd. Sachin

AND WHEREAS a newspaper advertisement dt.07.12.2023 was published for Bengali "Pratidin" Newspaper.

AND WHEREAS thereafter on receiving and knowing their intention, the developer being experienced and financially well equipped are interested to develop the said property, subject to specific confirmation and representation that all necessary formations, permission from the appropriate concern .

AND WHEREAS the said Principal has entered into a Development Agreement dated 20.12.2023 with "**M/S. SARFA CONSTRUCTION PRIVATE LIMITED (PAN- ABICS2482A), Corporate Identity Number U45201WB2022PTC252941** Private Limited Company, under companies Act, 2013 (18 of 2013) having its office at 1st Floor, Flat No. -1D, Podra Sarkar Para, Arabinda Sarani, LP-494/28/3, Howrah, West Bengal, Pin-711109, represented by its Managing Director **MD. SAJID (PAN-BQEPM9517P, Aadhaar No. 2128 8535 3973, Mobile No. 9874684712,** Son of Late Md. Hanif, Residing at Village- Podra, P.S. Sankrail, District-Howrah- 711109, to develop and to construct a multi storied building according to the sanction building plan by the Howrah Zilla Parishad on the said premises, more fully and particularly described in the Schedule hereunder written, which was duly registered in the Office of the D.S.R.-II Howrah, vide Book No. I, Being No. 05/3/0645, for the year 2023, with such terms and conditions clearly cited therein,

AND WHEREAS now we the Principals of these presents and as such it is not possible for us to look after, manage, conduct, supervise and administer all the affairs of our said property hence, it is necessary and expedient for us to appoint Attorney and we do hereby appoint, nominate, constitute and authorise, "**M/S. SARFA CONSTRUCTION PRIVATE LIMITED (PAN- ABICS2482A), Corporate Identity Number U45201WB2022PTC252941** Private Limited Company, under companies Act, 2013 (18 of 2013) having

Md. Sajid

Md. Sajid

its office at 1st Floor, Flat No. -1D, Podra Sarkar Para, Arabinda Sarani, LP-494/28/3, Howrah, West Bengal, Pin- 711109, represented by its Managing Director **MD. SAJID (PAN- BQEPM9517P, Aadhaar No. 2128 8535 3973, Mobile No. 9874684712,** Son of Late Md. Hanif, Residing at Village- Podra, P.S. Sankrail, District- Howrah- 711109, as our true and lawful 'ATTORNEY' and to do or to perform all or any of the following acts, deeds and things relating to the 'said property' on our behalf as hereinafter mentioned.

1. To make sign and verify all applications or objection to appropriate authorities for all and any licence, permission or consent etc. required by law in connection with the management of our aforesaid property.
2. To manage, control and supervise the management of land measuring about 25 decimals be the same or a little more or less lying and situate at Mouza - Andul, J.L. No. 29, Pargana - Mujafarpur, comprised in L.R. Dag Nos. 698 & 704, appertaining to L.R. Khatian Nos. 979, 2754, 2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station Sankrail, within the local limits of Andul Gram Panchayat, A.D.S.R. Office at Ranihati, District - Howrah.
3. To appear for and represent me before the Board or Revenue, Collector and Sub-Divisional Officer, any Magistrate, Judge (Civil Judge Senior/Junior Division), B.L.&L.R.O., Settlement Offices, Howrah Zilla Parishad, C.M.D.A., Fire Brigade, Commissioners of any Division and other Government or semi Government Offices and Departments on all matter and things relating to the said premises or its affairs
4. To pay sanction fees and other fees and other fees to the said. Howrah Zilla Parishad for sanction of such building plan and/or to appear and represent before the said Howrah Zilla Parishad or other Statutory Authorities to represent me and to sign the building plan for sanction or any modification thereof and also to obtain the said sanctioned plan from Howrah Zilla Parishad and sign all necessary papers on our

- and/or agreement for sale and do all such acts, deeds and things as the said Attorney shall think fit and proper.
21. To appear before the any Government Offices and Revenue department for taxes of our name.
 22. Be it noted that this power of attorney is being granted in favour of the said attorney to make construction and development work on the said property.
 23. The money as would be received by our Attorney against disposal/sale of Developer's Allocation of the aforementioned portion of the said premises shall be taken away by him as his cost of construction.

The Attorney will sell all portion, save and except owners allocation. His power of attorney is reversible.

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This Power of Attorneys being collateral documents of the said Development Agreement dated 20.12.23 and whatsoever acts deeds and things concerning the said Property to be done by the Attorneys shall be deemed to be done on our behalf and our said Attorneys be bound by such acts, deeds and things so done.

AND GENERALLY to do all acts, deeds and things concerning said premises or in any part thereof and for better exercise of the authorities herein contained which I could have lawfully done under our own hands and seals, if personally presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 25 decimals, lying and situate at Mouza Andul, J.L. No. 29, Pargana - Mujafarpur, out of which 16 decimals of land comprised in L.R. Dag No. 698 and 9 decimals land comprised in L.R. Dag No. 704, appertaining to L.R Khatian Nos. 979, 2754, 2753, 2752, 2747, 2877, 2013, 2856 & 2859 under Police Station formerly Domjur at present Sankrail, within the local limits of Andul Gram Panchayat, A.D.S.R. Office at Ranihat, District - Howrah, being butted and bounded by: -

On the North : House of Sri Prashanta & Sushanta Ghosh;

P-100 PM

On the South : House of Sri Joydeb Mukherjee & Others;
 On the East : Panchayat Road;
 On the West : Pond of Manna family.

IN WITNESS WHEREOF we have signed this General Power of Attorney on this 20th day of December, 2023.

WITNESSES:

1. Subhankar Das
 Advocate Const.

2. Uttam Das
 (Adv. Const.)
 Advocate Const.

1) Jyoti Kumar Roy.

2) Abhijit Das

3) Benita Nandi

4) Jyoti Roy.

5) Gautam Kumar Roy

6) Lipika Seal

7) Smt. Sudipta Banerjee

8) Anshita Koner

9) Anshumita Banerjee

Signature of the PRINCIPALS
 I accept the Power

SARFA CONSTRUCTION PRIVATE LIMITED

Md. Sabir

Director

Signature of the ATTORNEY

Prepared & Drafted by me :

Subhankar Das

ADVOCATE










Enrollment No. F/1728/1542 of 2018

Typed by: J. Kumar

FORM FOR TEN FINGER IMPRESSION

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

Signature Jatis Kumar Roy












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

Signature Shobhita Roy

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

Signature Binita Nandi




FORM FOR TEN FINGER IMPRESSION

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

Signature Kijus Roy

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

Signature Goutam Kumar Roy

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

Signature Lipi Ka Seal












FORM FOR TEN FINGER IMPRESSION

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

Signature sub Sudepta Banerjee

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

Signature Amrita Koner

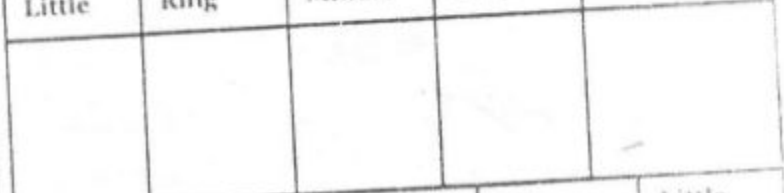
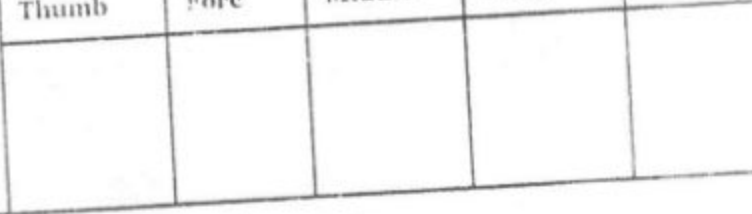
	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
						

Signature Anshumita Banerjee

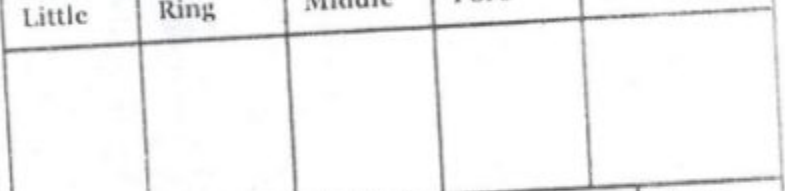
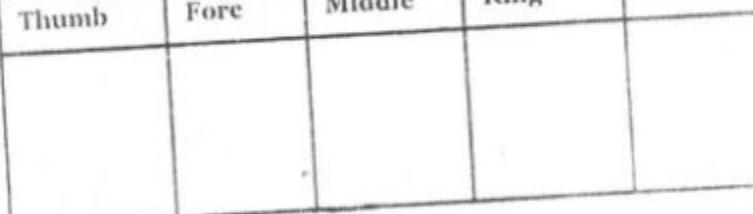
FORM FOR TEN FINGER IMPRESSION

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

Signature Sid Sabid

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

Signature _____

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

Signature _____

Major Information of the Deed

Deed No :	I-0513-10647/2023	Date of Registration	20/12/2023
Query No / Year	0513-8003130094/2023	Office where deed is registered	
Query Date	20/12/2023 4:50:05 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S Das Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 8240551450, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4,65,000/-	Rs. 1,06,24,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051310645/2023		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-698	LR-979	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-698	LR-2754	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-698	LR-2753	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-698	LR-2752	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-698	LR-2747	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-698	LR-2877	Bastu	Bastu	1.77778 Dec	20,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :



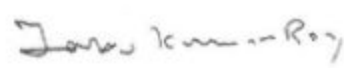


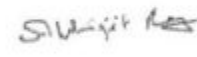
L7	LR-698	LR-2013	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L8	LR-698	LR-2856	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L9	LR-698	LR-2859	Bastu	Bastu	1.77778 Dec	50,000/-	8,40,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L10	LR-704	LR-979	Bastu	Bastu	1 Dec	30,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L11	LR-704	LR-2754	Bastu	Bastu	1 Dec	30,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L12	LR-704	LR-2753	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L13	LR-704	LR-2752	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L14	LR-704	LR-2747	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L15	LR-704	LR-2877	Bastu	Bastu	1 Dec	10,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L16	LR-704	LR-2013	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
L17	LR-704	LR-2856	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :

L18	LR-704	LR-2859	Bastu	Bastu	1 Dec	5,000/-	3,10,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, . Project Name :
					25Dec	4,15,000 /-	103,54,509 /-	
TOTAL :					25Dec	4,15,000 /-	103,54,509 /-	
Grand Total :					25Dec	4,15,000 /-	103,54,509 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	1000 Sq Ft.	50,000/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	50,000 /-	2,70,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Tapos Kumar Roy (Presentant) Son of Late Manoj Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 Captured LTI 20/12/2023	 20/12/2023
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Agxxxxxx4d, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office				
2	Mr Abhijit Roy Son of Late Manoj Gopal Roy . Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 Captured LTI 20/12/2023	 20/12/2023

Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Agxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mrs Binita Nandi Wife of Mr Dilip Nandi Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023







Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aaxxxxxx3d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office



4	Name	Photo	Finger Print	Signature
	Mr Pijus Roy Son of Late Panchu Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023

Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Bcxxxxxx0e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr Goutom Kumar Roy Son of Late Panchu Gopal Roy Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office	 20/12/2023	 LTI 20/12/2023 Captured	 20/12/2023

Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Acxxxxxx5j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office










6	Name	Photo	Finger Print	Signature
	Mrs Lipika Seal Wife of Mr Prabhat Kumar Seal Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	<i>Lipika Seal</i>
		20/12/2023	LTI 20/12/2023	20/12/2023
	19, Chandicharan Ghosh Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Nyxxxxxx0q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	Mrs Sudipta Bandyopadhyay, (Alias: Sudipta Banerjee) Wife of Mr Amal Banerjee Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	<i>Sudipta Banerjee</i>
		20/12/2023	LTI 20/12/2023	20/12/2023
	Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Axxxxxxx5q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	Mrs Amrita Koner Wife of Mr Ayas Kanto Koner Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	<i>Amrita Koner</i>
		20/12/2023	LTI 20/12/2023	20/12/2023
	Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Atxxxxxx7m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs Anshumita Banerjee Daughter of Mr Amal Banerjee Executed by: Self, Date of Execution: 20/12/2023 Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office		 Captured	
20/12/2023	LTI 20/12/2023	20/12/2023	
Village- Andul Purbapara, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Awxxxxx9r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SARFA CONSTRUCTION PRIVATE LIMITED 1st Floor, Flat No. 1D, Podra Sarkar Para, Arabinda Sarani, LP- 494/28/3, City:- Not Specified, P.O:- Podra, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: Abxxxxx2a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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 Sajid Mohammed Son of Late Md Hanif Date of Execution - 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>Dec 20 2023 5:17PM</td> <td>LTI 20/12/2023</td> <td>20/12/2023</td> <td></td> </tr> </tbody> </table> <p>Village- Podra, City:- Not Specified, P.O:- Podra, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Bqxxxxx7p,Aadhaar No Not Provided Status : Representative, Representative of : SARFA CONSTRUCTION PRIVATE LIMITED (as Managing Director)</p>	Name	Photo	Finger Print	Signature	Mr Sajid Mohammed Son of Late Md Hanif Date of Execution - 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office		 Captured		Dec 20 2023 5:17PM	LTI 20/12/2023	20/12/2023	
Name	Photo	Finger Print	Signature										
Mr Sajid Mohammed Son of Late Md Hanif Date of Execution - 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office		 Captured											
Dec 20 2023 5:17PM	LTI 20/12/2023	20/12/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhankar Pal Son of Mr B Pal Howrah Court: City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
20/12/2023	20/12/2023	20/12/2023	
Identifier Of Mr Tapos Kumar Roy, Mr Abhijit Roy, Mrs Binita Nandi, Mr Pijus Roy, Mr Goutom Kumar Roy, Mrs Lipika Seal, Mrs Sudipta Bandyopadhyay, Mrs Amrita Koner, Mrs Anshumita Banerjee, Mr Sajid Mohammed			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.111111 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-0.197531 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
2	Mr Abhijit Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
3	Mrs Binita Nandi	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
4	Mr Pijus Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
5	Mr Goutom Kumar Roy	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
6	Mrs Lipika Seal	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
7	Mrs Sudipta Bandyopadhyay	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
8	Mrs Amrita Koner	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft
9	Mrs Anshumita Banerjee	SARFA CONSTRUCTION PRIVATE LIMITED-111.11111100 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 698, LR Khatian No:- 979	Owner:মানসজ বোশাব রায়, Gurdian:পণিত . Address:মিত . Classification:বাগ, . Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 698, LR Khatian No:- 2754	Owner:সিদ্দিকা শীল, Gurdian:প্রভাত কুমার, Address:আন্দুল পূর্ব পাড়া,সাঁকরাইল,হাওড়া. . Classification:বাগ,	Owner Name not selected by applicant.
L3	LR Plot No:- 698, LR Khatian No:- 2753	Owner:শীতল রায়, Gurdian:পণ্ডি বোশাব, Address:আন্দুল,সাঁকরাইল,হাওড়া. . Classification:বাগ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 698, LR Khatian No:- 2752	Owner:লীতম কুমার রায়, Gurdian:পণ্ডি বোশাব, Address:আন্দুল পূর্ব পাড়া,সাঁকরাইল,হাওড়া. . Classification:বাগ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 698, LR Khatian No:- 2747	Owner:লীতম কুমার রায়, Gurdian:পণ্ডি . Address:আন্দুল সাঁকরাইল হাওড়া, Classification:বাগ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 698, LR Khatian No:- 2877	Owner:লীতম কুমার রায় , Gurdian:পণ্ডিগোবিন্দ রায়, Address:আন্দুল পূর্বপাড়া . Classification:বাগ,	Owner Name not selected by applicant.
L7	LR Plot No:- 698, LR Khatian No:- 2013	Owner:সুচিতা বানার্জী, Gurdian:অমল . Address:মিত . Classification:বাগ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 698, LR Khatian No:- 2856	Owner:অস্মিতা বানার্জী, Gurdian:অমল . Address:মিত . Classification:বাগ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 698, LR Khatian No:- 2859	Owner:অস্মিতা বোশাব, Gurdian:অমল . Address:মিত . Classification:বাগ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 704, LR Khatian No:- 979	Owner:মানসজ বোশাব রায়, Gurdian:পণিত . Address:মিত . Classification:বাগ, . Area:0.04000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 704, LR Khatian No:- 2754	Owner:সিদ্দিকা শীল, Gurdian:প্রভাত কুমার, Address:আন্দুল পূর্ব পাড়া,সাঁকরাইল,হাওড়া. . Classification:বাগ,	Owner Name not selected by applicant.
L12	LR Plot No:- 704, LR Khatian No:- 2753	Owner:শীতল রায়, Gurdian:পণ্ডি বোশাব, Address:আন্দুল,সাঁকরাইল,হাওড়া. . Classification:বাগ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 704, LR Khatian No:- 2752	Owner:লীতম কুমার রায়, Gurdian:পণ্ডি বোশাব, Address:আন্দুল পূর্ব পাড়া,সাঁকরাইল,হাওড়া. . Classification:বাগ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 704, LR Khatian No:- 2747	Owner:লীতম কুমার রায়, Gurdian:পণ্ডি . Address:আন্দুল সাঁকরাইল হাওড়া, Classification:বাগ, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L15	LR Plot No:- 704, LR Khatian No:- 2877	Owner:शैलेश कुमार राय . Gurdian:शंभुलाल राय, Address:अनूप कृष्णपुरा . Classification:कृषिभूमि,	Owner Name not selected by applicant.
L16	LR Plot No:- 704, LR Khatian No:- 2013		Owner Name not selected by applicant.
L17	LR Plot No:- 704, LR Khatian No:- 2856		Owner Name not selected by applicant.
L18	LR Plot No:- 704, LR Khatian No:- 2859		Owner Name not selected by applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 0513-2024, Page from 3020 to 3054
being No 051310647 for the year 2023.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.01.08 11:30:49 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 08/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.