# DEVELOPMENT POWER OF ATTORNEY

DATED

17TH DAY OF MAY, 2023.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB – REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2023

PAGES FROM 218337 TO 218371

BEING NO. 160307717 FOR THE YEAR 2023.

EXECUTED BY

ABDUL LATIF MONDAL AND OTHERS.

... *PRINCIPALS.*

TO AND IN FAVOUR OF

ATTCON PROJECTS PRIVATE LIMITED.

... *ATTORNEY.*

7793/23 VC-1632/23 I-7717/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AP 242915

17/5/23
1155
G-2/1263354

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

District Sub-Register-III
Alipore, South 24 parganas
01.06.23

# POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT

7903

12 MAY 2023

Date.....

100/-

ADVOCATE

Tapajit Roy

Alipore Judges Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

4103

4104

Abdul Sarit Mondal

4105

Asmath Ali Mondal

4106

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

KNOW ALL MEN BY THESE PRESENTS that : (1) ABDUL LATIF MONDAL (PAN: ELWPM 8713 H) (AADHAAR No. : 4622 1105 8967, by occupation Business.

(2) MANNAN ALI MONDAL (PAN: AUTPM 0805 E) (AADHAAR No. : 8247 4171 6291), by occupation Business -- both are sons of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal, by faith Islam, by nationality Indian and residing at Roynagar, Post Office : Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata – 700070, District : South 24 - Parganas

(3) SABINA BIBI (PAN: EVWPB 3128 K) (AADHAAR No. : 4208 1752 9335), wife of Late Sattar Ali Mondal, a Housewife, by faith Islam, by nationality Indian and residing at Roynagar, Post Office: Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata – 700070, District: South 24 - Parganas,

(4) AFRIN KHATUN (AADHAAR 7748 6745 8310), daughter of Late Sattar Ali Mondal, a Student, by faith Islam, by nationality Indian, and residing at 289, Roynagar, Post Office Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata – 700070, District : South 24 – Parganas;

(5) PARVIN KHATUN (AADHAAR 7737 3421 3191), daughter of Late Sattar Ali Mondal, a Student, by faith Islam, by nationality Indian, and residing at 289, Roynagar, Post Office Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata – 700070, District : South 24 – Parganas;

-- the Parties Number 4 AND 5 are being the daughter of deceased Sattar Ali Mondal and being represented by their mother SABINA BIBI, wife of Sattar Ali Mondal.

(6) ASMOTH ALI MONDAL (PAN: DDNPM 1930 A) (AADHAAR No. : 5661 3228 3645), son of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal, by faith Islam, by nationality Indian, by occupation Business and

4107

Sabina Bibi

4108

Koehea Ali sapui

4109

Monohara Bibi

4110

রাজিয়া লা সুকর

4111

Ajgar Ali Sapui

4112.

নুরজাহান বিবি

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

P.T.O.

residing at 289, Roynagar, Post Office Bansdroni, Police Station Bansdroni (previously Regent Park), Kolkata – 700070, District : South 24 - Parganas;

(7) RIZIA MONDAL ALIAS RIJIYA BEOWA (PAN: EPNPB 8319 M) (AADHAAR No. : 2737 5148 8458) wife of Yakub @ Iyakub Mondal, daughter of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal, a Housewife, by faith Islam, by nationality Indian and residing at Joykrishnapur Chiari, Moral Para, Post Office: Boonhoogly, Police Station Sonarpur, Kolkata - 700103, District: South 24 - Parganas,

(8) HALIMA BIBI ALIAS HALIMA LASKAR (PAN: BCXPL 3969 D) (AADHAAR No. : 2640 2175 1167), wife of Arshad Ali Laskar alias Arshad Ali Naskar, daughter of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal, by faith Islam, by nationality Indian and residing at Village and Post Office Sitakundu, Police Station Baruipur, Pin: 743387, District: South 24 - Parganas;

(9) MEHARUNNESSA BIBI ALIAS MITHU SK. (PAN: LYSPS 2187 R) (AADHAAR No. : 6406 7646 0608, wife of Ali Mohammed Sekh alias Sekh Ali alias Sk. Mahammad Ali, daughter of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal, by faith Islam, by nationality Indian, a Housewife and residing at Joykrishnapur Chiari Moral Para, Post Office Boonhoogly, Police Station Sonarpur, Kolkata - 700103; District: South 24 - Parganas,

(10) NURJAHAN BIBI (PAN: CCKPB 5385 D) (AADHAAR No. : 5020 4407 4185), wife of Abbasuddin Mollah *alias* Abbas Ali Mollah, daughter of Late Abdul Sovan Jamadar *alias* Abdul Shobhan Mondal *alias* Shobhan Mondal *alias* Sovan Mondal *alias* Sopan Mondal *alias* Abdul Sopan Mondal *alias* Shovan Ali Mondal by faith Islam, by nationality Indian, a Housewife and residing at Village Bonhooghly, Post Office Narendrapur, Police Station Sonarpur, Kolkata – 700103, District South 24 Parganas,

4113

LTI of MEHERUNNESSA BIBI @ MITHUSK.
by the pen of Shamim Mondal

4114

LTI of RIZIA MONDAL @ RIJIYA BEGWA
by the pen of Shamim Mondal

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

4115

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Identified by
Shamim Mondal
S/o Mokles Mondal
Alipore, Police Court
Kol-27

(11) AJGAR ALI SAPUI (PAN: FABPS 4390 M) (AADHAAR No. : 2273 3360 9269), son of Late Abed Ali Sapui *alias* Abed Sanpui, by faith Islam, by nationality Indian, by occupation Business, presently residing at 125, Dhali Para, Chak Thakurani, R.C. Thakurani, Post Office : Joka, Police Station Haridevpur, Kolkata - 700104, District : South 24-Parganas,

(12) KOCHER ALI SAPUI (PAN: DRBPS 5844 D) (AADHAAR No. : 7106 0421 2204), son of Late Abed Ali Sapui *alias* Abed Sanpui, by faith Islam, by nationality Indian, by occupation Business, presently residing at 125, Dhali Para, Chak Thakurani, R.C. Thakurani, Post Office : Joka, Police Station Haridevpur, Kolkata - 700104, District : South 24-Parganas

AND

(13) MONOHARA BIBI (PAN: DSKPB 6325 J) (AADHAAR No. : 3870 3284 0762), wife of Saiful Bhuiya, daughter of Late Abed Ali Sapui *alias* Abed Sanpui, by faith Islam, by nationality Indian, a Housewife, presently residing at 125, Dhali Para, Chak Thakurani, R.C. Thakurani, Post Office : Joka, Police Station Haridevpur, Kolkata 700104, District : South 24-Parganas, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and /or severally give and grant this General Power of Attorney to and in favour of SRI GURUDEB ATTALANI (PAN : ACZPA 4415 G), son of Late Tikam Das, by religion Hindu, by nationality Indian, by occupation Business and residing at 21C, Gobinda Ghosal Lane, Post Office Bhowanipore, Police Station Kalighat, Kolkata 700025, District : South 24 - Parganas, being one of the Directors of ATTCON PROJECTS PRIVATE LIMITED (PAN : AAICA 4240 R), a Private Limited Company, incorporated under Companies Act, 1956, having its registered office at P-4, Subodh Garden, Police Station Bansdroni (previously Regent Park), Kolkata - 700070, District : South 24-Parganas, hereinafter called and referred to as the ATTORNEY.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

WHEREAS one Abdul Latif Mondal, Mannan Ali Mondal, Sattar Ali Mondal, Asmoth Ali Mondal, Rizia Mondal, Halima Bibi, Meharunnessa Bibi, Anuara Sapui and Nurjahan Bibi herein were the joint and absolute Owners & Possessors, in respect of ALL THAT the piece or parcel of Land measuring or containing more or less 07 (Seven) Cottahs 06 (Six) Chittacks along with 600 (Six Hundred) Sq. Ft. Temporary Structure standing thereon within the District : South 24 – Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar Office at Alipore, Pargana Magura, Touji No.6, R.S. No. 201, J.L. No.47, Mouza Roynagar, appertaining to the R.S. Khatians No. 256 & 257, comprising R.S. Dags No. 131 & 132, under the jurisdiction of the Kolkata Municipal Corporation Ward No. 112, having the KMC Premises No.80, Roynagar, Kolkata 700070 and under the Assessee No. 31-112-15-0080-6.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the said property, the said Abdul Latif Mondal, Mannan Ali Mondal, Sattar Ali Mondal, Asmoth Ali Mondal, Rizia Mondal, Halima Bibi, Meharunnessa Bibi, Anuara Sapui and Nurjahan Bibi, out of utmost financial crisis, have decided to develop their above mentioned property, by raising and/or constructing a multi-storied building thereon, for the purpose of better use & utilization of the said land. But not having so much fund, man-power, set – up and experience to materialize their desire, they have started to search out for suitable Developer to materialize their desire and therefore made contact with a Developer namely Sri Gurudeb Attalani, being one of the Directors of Attcon Projects Private Limited and decided to appoint the Developer for the sole purpose of promoting the said land.

Subsequently, the said Abdul Latif Mondal, Mannan Ali Mondal, Sattar Ali Mondal, Asmoth Ali Mondal, Rizia Mondal, Halima Bibi, Meharunnessa Bibi, Anuara Sapui and Nurjahan Bibi have entered into an Agreement for Development with the above named Developer i.e. Gurudeb Attalani, being one of the Directors of Attcon Projects Private Limited on 03.06.2016, which has been registered at the Office of the District Sub Registrar I, at Alipore and recorded in Book No. I, Volume No. 1601 - 2016, from 58828 to 58885

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

pages and being Deed No. 160102011 for the year 2016 and subsequently on 03.06.2016 the Land Owners jointly appointed and /or nominated Sri Gurudeb Attalani, as their true and Lawful Attorney, to act for and on behalf of them, by virtue of execution of a Power of Attorney for Development, which has been registered at the Office of the District Sub Registrar I, at Alipore and recorded in Book No. I, Volume No. 1601 - 2016, from 58886 to 58929 pages and being Deed No. 160102012 for the year 2016.

AND WHEREAS the said Developer after execution and registration of the said Development Agreement and Power of Attorney for development, has applied to the Competent Authority of The Kolkata Municipal Corporation for getting necessary sanction plan for constructing a G + Four storied building there on the said property and the Competent Authority of the Kolkata Municipal Corporation have sanctioned a Building Plan vide Building Permit No.2020110370 dated 08.03.2021, under Plan Case No. 2019110324.

Thereafter, the said Anuara Sapui died intestate, leaving behind her two sons namely Ajgar Ali Sapui and Kocher Ali Sapui and only daughter namely Monohara Bibi, as her only legal heirs and / or successors to succeed and / or inherit the property as left by the said Anuara Sapui, as per the Faraznama.

It is to be mentioned here that the husband of Anuara Sapui, namely Abed Ali Sapui *alias* Abed Sanpui predeceased her since long.

Subsequently, the said Sattar Ali Mondal died intestate on 03.01.2023, leaving behind his only wife namely Sabina Bibi and two daughters namely Afrin Khatun and Parvin Khatun and three living brothers namely Abdul Latif Mondal, Ashmat Ali Jamadar alias Ashmat Ali Mondal alias Asmot Ali Mondal and Mannan Ali Mondal, as his only heir and / or successor to succeed and / or inherit the properties as left by the said Sattar Ali Mondal, as per the Faraznama.

Be it mention here that the mother of the said Sattar Ali Mondal predeceased him since long.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

Hence, after the death of the said Anuara Bibi and Sattar Ali Mondal, the said Abdul Latif Mondal, Mannan Ali Mondal, Sabina Bibi, Parvin Khatun, Afrin Khaun, Ashmat Ali Jamadar alias Ashmat Ali Mondal alias Asmot Ali Mondal, Rizia Mondal, Halima Bibi, Meharunnessa Bibi, Nurjahan Bibi, Ajgar Ali Sapui, Kocher Ali Sapui and Monohara Bibi became the joint and absolute Owners of the Schedule mentioned property and started to possess and enjoy the said property jointly and absolutely and without any disturbance and / or hindrance from anybody.

Subsequently, due to various of reasons the said General Power of Attorney for Development dated 03.06.2016 has been cancelled and / or revoked, by executing a Cancellation and / or Revocation of General Power of Attorney dated 17.05.2023 by and between the Parties herein and the said Deed has been registered at the office of the District Sub - Registrar III, at Alipore and recorded in Book No. IV, Volume No. 1603 - 2023 for the year 2023.

Thereafter, the said Principals herein-named have jointly entered into a Supplementary Agreement on 17.05.2023 = with the above - named Attcon Projects Pvt. Ltd., for construction of a multi storied building. The said Deed has been registered at the Office of the District Sub Registrar III, at Alipore and recorded in Book No. I, for the year 2023 and as per the terms of the Agreement the Allocations of both the Land Owners and the Developer are as follows:

The LAND OWNERS' ALLOCATION (being the Principals herein-named) shall mean the Land Owners / First Parties will jointly be provided out of the G + Four storied building, which is under construction, as per the Building Plan, duly sanctioned by The Kolkata Municipal Corporation, i.e.

- **RESIDENTIAL portion, which will consist of :**

- A self – sufficient residential Flat, being No. 2B, on the Western Side, of the Second Floor, measuring about 882 (Eight Hundred and Eighty Two) Sq. Ft. of Built – up area (except the staircase portion),

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

- A self – sufficient residential Flat, being No. 1A, on the Northern Side, of the First Floor, measuring about 710 (Seven Hundred and Ten) Sq. Ft. of Built – up area (except the staircase portion),
- A self – sufficient residential Flat, being No. 2C, on the Southern Side, of the Second Floor, measuring about 845 (Eight Hundred and Forty Five) Sq. Ft. of Built – up area (except the staircase portion),
- A self – sufficient residential Flat, being No. 2A, on the Northern Side, of the Second Floor, measuring about 710 (Seven Hundred and Ten) Sq. Ft. of Built – up area (except the staircase portion),
- A self – sufficient residential Flat, being No. 4C, on the Southern Side, of the Second Floor, measuring about 845 (Eight Hundred and Forty Five) Sq. Ft. of Built – up area (except the staircase portion) AND
- A self – sufficient residential Flat, Being No. 4B, at the Fourth Floor, Western Side, measuring about 882 (Eight Hundred and Eighty Two) Sq. Ft. of Built – up area (except the staircase portion)

**CAR PARKING SPACES, at the Ground Floor,** (except the staircase portion and any other statutory portions, which shall be common to all the Owners) which will consist of 04 (Four) numbers of Car Parking Spaces, at the Ground Floor, being Nos.

* One interdependent Car Parking Space out of two Car Parking Spaces, being no. 5 and 6,

* One interdependent Car Parking Space out of two Car Parking Spaces, being no. 5 and 6,

* One interdependent Car Parking Space out of two Car Parking Spaces, being no. 7 and 8 AND

* One Car Parking Space, being no. 9.

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Developer at its' own cost or at the cost of its' nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum refundable amount of Rs.15,00,000/- (Rupees Fifteen Lakh) only, which has already been paid by the Developer to the Land Owners herein jointly. The said amount will be refunded, by the Land Owners to the Developer, at the time of painting of the outside wall of the said building.

. The DEVELOPER'S ALLOCATION" (being the Attorney herein-named) shall mean the rest of the area as sanctioned by the Competent Authority of the Kolkata Municipal Corporation out of the G + 4 storied building under Building Sanction Plan vide Building Permit No.2020110370 dated 08.03.2021, under Plan Case No. 2019110324, which will be constructed, as per the Sanctioned Plan, sanctioned by the Kolkata Municipal Corporation, (except the Land Owner's Allocation) TOGETHER WITH the undivided, indivisible proportionate share of land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its' allocation, as per its' choice, against receipt of the consideration amount as it may seem fit and proper and the Developer shall have full right to dispose one self – sufficient residential Flat, Being No. 4B, at the Fourth Floor, Western Side, measuring about 882 (Eight Hundred and Eighty Two) Sq. Ft. of Built – up area (except the staircase portion).

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named Sri Gurudeb Attalani, being one of the Directors of ATTCON PROJECTS PRIVATE LIMITED to be their true and lawful Attorney, to act for each one of them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.

2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.

3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.

4) To approach and/or make applications before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification and to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the names of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation (which shall be done or cause to be done with the prior permission from the Owners). The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

5) To make various deposits / apply for getting connection / sign / disconnection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) All the expenses regarding mutation, conversion, etc. will be borne by the Attorney herein.

9) To apply for and obtain steel, bricks, cements and other construction materials in the names of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.

10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owners of the said premises without making liability upon the owners.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require, out of the Developer's Allocation only.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its' desire.

16) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney, so long as the acts and deeds of the Attorney is legal and Valid. The Principals have every authority to resist the Attorney's illegal and unreasonable acts in connection with Principals' property fully described in the Schedule hereunder written.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

17) The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by any of them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

18) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the names of the Attorney in relation with the Schedule mentioned property.

19) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in her place and stead in relation with the Schedule mentioned property.

20) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate,

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

21) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

22) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering *these presents* valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

23) By virtue of this Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

24) AND THE PRINCIPALS DO HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

25) AND THE PRINCIPALS DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of *these presents* and the Principals will not act adversely in respect of the instant Power.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

## SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring about 07 (Seven) Cottah 06 (Six) Chittack within the District : South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Touzi No.6, J.L. No. 47, R.S. No. 201, Mouza Roynagar, appertaining to the R.S. Khatian Nos. 256 and 257, comprising in R.S. Dag No. 131 and 132, under the jurisdiction of The Kolkata Municipal Corporation Ward No.112, being known and numbered as the KMC Premises No.80, Roynagar, Kolkata – 700070 and assessed under the Assessee No. 31-112-15-0080-6.

The property is butted and bounded by:

ON THE NORTH : 16' – 05" wide KMC Road;

ON THE SOUTH : 163, Harisava Math;

ON THE EAST : 608, Harisava Math;

ON THE WEST : 636, Harisava Math.

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 17TH DAY OF MAY, 2023. A.D.

IN THE PRESENCE OF:

(1) Imran Mondal
Mannan Ali mondal
Roynagar Madi mozid
Kolkata - 70

(2) Shakil Ali mondal
Asmoth Ali Mondal
289, Raynagar Bangdroni
Kolkata - 70

Abdul Jazid mondal
Asmath Ali Mondal
[illegible]
Sabina Bibi
Koeher Ali sapui
monohara Bibi
[illegible]
Ajgar Ali Sapui
[illegible]

L T @MITHU SK.
I of MEHERUNNESSA BIBI
Identified by Shamim Mondal

L T @RIJIYA BEGUM
I of RIZIA BIBI Identified by Shamim Mondal

SIGNATURE OF THE PRINCIPALS

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Accepted the Power and undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

(3) Subhrajit Halder.
Alipore Police Court
Kol – 700027

For Attcon Projects Private Limited

Director

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principals:

(4) Jasmin Khatun
Yeakub Mondal
Joykrishnapur
Charye Kol 103

Abdul Sattar Mondal

Asmath Ali Mondal

Sabina Bibi

Kochen Ali Sapui

Monohara Biki

Ajgar Ali Sapui

L T I of Mehebunnesha Bibi @ Pitu Sk.
Identified by

L T I of Rizia Begum @ Rizia Bibi
Identified by Shaumin Mondal

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY : Shaumin Mondal

Riya Gupta
Advocate,
Alipore Judges' Court,
Kolkata- 700027

F/1796/1600/2015

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR
SOUTH 24 PGS., ALIPORE

17 MAY 2023

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – ABDUL LATIF MONDAL

SIGNATURE .....

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – MANNAN ALI MONDAL

SIGNATURE .....

১৯১০

Office of the Dist. Sub-Registrar
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Sabina

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – SABINA BIBI

SIGNATURE Sabina Bibi

Asmoth Ali Mondal

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – ASMOTH ALI MONDAL

SIGNATURE Asmoth Ali Mondal

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

LTI of MEHERUNNESSA BIBI Identified @MITHUSK. by Shamim Mondal

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – MEHARUNNESSA BIBI ALIAS MITHU SK.

SIGNATURE.....LTI of.....

@MITHUSK.

MEHERUNNESSA BIBI Identified by Shamim Mondal

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – NURJAHAN BIBI

SIGNATURE.....

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

I of RIZIA ~~BIBI~~ MONDAL @RIJIYA BEOWA Identified by Shamim Mondal

NAME – RIZIA MONDAL ALIAS RIJIYA BEOWA

SIGNATURE.....

I of RIZIA MONDAL @RIJIYA BEOWA Identified by Shamim Mondal

হালিমা লস্কর

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – HALIMA BIBI ALIAS HALIMA LASKAR

SIGNATURE.....হালিমা লস্কর

হালিমা লস্কর

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2023

Ajgar Ali sapui

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – AJGAR ALI SAPUI

SIGNATURE Ajgar Ali sapui

Kocher Ali sapui

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – KOCHER ALI SAPUI

SIGNATURE Kocher Ali sapui

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore
सत्यमेव जयते

DISTRICT SUB-REGISTRAR
SOUTH 24 PGS., ALIPORE

17 MAY 2023

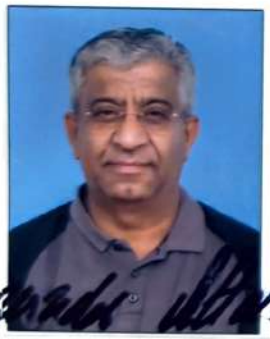
monohara Bibi

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – MONOHARA BIBI

SIGNATURE. Monohara Bibi



| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – GURUDEB ATTALANI

SIGNATURE.....

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Left Hand |  | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Finger | | | | | |

NAME – SHAMIM MONDAL

SIGNATURE.....Shamim Mondal

Deed No :
Query No / Year
Query Date
Applicant Name, Add
& Other Details
Transaction
[0139] S

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 MAY 2023

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1603-07717/2023 | Date of Registration | 01/06/2023 |
| Query No / Year | 1603-2001263354/2023 | Office where deed is registered | |
| Query Date | 17/05/2023 2:36:39 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | TAPAJIT ROY<br>ALIPORE JUDGES COURT, KOLKATA,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330089897, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0139] Sale, Development Power of Attorney | | [4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | | Market Value | |
| Rs. 1/- | | Rs. 73,34,175/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 10,070/- (Article:48(g)) | | Rs. 60/- (Article:E, E, E,) | |
| Remarks | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) | | |

### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roynagar, , Premises No: 80, , Ward No: 112 Pin Code : 700070

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | (RS :- ) | | Bastu | | 7 Katha 6 Chatak | 1/- | 73,34,175/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, |
| | Grand Total : | | | | 12.1688Dec | 1 /- | 73,34,175 /- | |

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr ABDUL LATIF MONDAL**<br>Son of Late ABDUL SOVAN JAMADAR ALIAS MONDAL ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ELxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |

| | |
|---|---|
| 2 | **Mr MANNAN MONDAL, (Alias: Mr MANNAN ALI MONDAL)**<br>Son of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL ROY NAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 3 | **Mrs SABINA BIBI**<br>Wife of Late SATTAR ALI MONDAL ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EVxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 4 | **Mr ASMOTH ALI MONDAL**<br>Son of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL 289 ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DDxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 5 | **Mrs RIJIYA BEOWA, (Alias: Mrs RIZIA MONDAL)**<br>Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL JOYKRISHNAPUR CHIARI MORAL PARA, City:- , P.O:- BANHOOGHLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 6 | **Mrs HALIMA LASKAR, (Alias: Mrs HALIMA BIBI)**<br>Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL Village:- SITAKUNDU, P.O:- SITAKUNDU, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 7 | **Mrs MITHU SK, (Alias: Mrs MEHARUNNESSA BIBI)**<br>Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL JOYKRISHNAPUR CHIARI MORAL PARA, City:- , P.O:- BANHOOGHLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: LYxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 8 | **Mrs NURJAHAN BIBI**<br>Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL Village:- BANHOOGHLY, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |

| | |
|---|---|
| | **Mr AJGAR ALI SAPUI**<br>Son of Late ABED ALI SAPUI ALIAS ABED SANPUI 125 DHALI PARA CHAK THAKURANI R C TAHKURANI, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: FAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 10 | **Mr KOCHER ALI SAPUI**<br>Son of Late ABED ALI SAPUI ALIAS ABED SANPUI 125 DHALI PARA CHAK THAKURANI R C THAKURANI, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DRxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 11 | **Mrs MONOHARA BIBI**<br>Daughter of Late ABED ALI SAPUI ALIAS ABED SANPUI 125 DHALI PARA CHAK THAKURANI R C THAKURANI, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DSxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023<br>, Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence |
| 12 | **Afrin Khatun**<br>Daughter of Late Sattar Ali Mondal Roynagar, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Muslim, Occupation: Student, Citizen of: India, PAN No.:: evxxxxxx8k, Aadhaar No: 42xxxxxxxx9335, Status :Minor, Executed by: Guardian, Executed by: Guardian |
| 13 | **Parvin Khatun**<br>Daughter of Late Sattar Ali Mondal Roynagar, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Muslim, Occupation: Student, Citizen of: India, PAN No.:: evxxxxxx8k, Aadhaar No: 42xxxxxxxx9335, Status :Minor, Executed by: Guardian, Executed by: Guardian |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **ATTCON PROJECTS PRIVATE LIMITED**<br>P-4 SUBODH GARDEN, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Guardian Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mrs Sabina Bibi**<br>Wife of Late Sattar Ali Mondal Roynagar, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , PAN No.:: EVxxxxxx8K, Aadhaar No: 42xxxxxxxx9335 Status : Guardian, Guardian of : Afrin Khatun, Parvin Khatun |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr GURUDEB ATTALANI (Presentant )**<br>Son of Late TIKAM DAS 21CC GOBINDA GHOSAL LANE, City:- , P.O:- BHAWANIPORE, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5G,Aadhaar No Not Provided by UIDAI<br>Status : Representative, Representative of : ATTCON PROJECTS PRIVATE LIMITED (as DIRECTOR) |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr SHAMIM MONDAL**<br>Son of Mr MOTALEB MONDAL<br>ALIPORE POLICE COCURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | | | |

Identifier Of Mr ABDUL LATIF MONDAL, Mr MANNAN MONDAL, Mrs SABINA BIBI, Mr ASMOTH ALI MONDAL, Mrs RIJIYA BEOWA, Mrs HALIMA LASKAR, Mrs MITHU SK, Mrs NURJAHAN BIBI, Mr AJGAR ALI SAPUI, Mr KOCHER ALI SAPUI, Mrs MONOHARA BIBI, Mr GURUDEB ATTALANI, Mrs Sabina Bibi

On 17-05-2023

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 23:55 hrs on 17-05-2023, at the Private residence by Mr GURUDEB ATTALANI ,.

**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 73,34,175/-

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

Execution is admitted on 17/05/2023 by 1. Mr ABDUL LATIF MONDAL, Son of Late ABDUL SOVAN JAMADAR ALIAS MONDAL, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by Profession Business, 2. Mr MANNAN MONDAL, Alias Mr MANNAN ALI MONDAL, Son of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, ROY NAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by Profession Business, 3. Mrs SABINA BIBI, Wife of Late SATTAR ALI MONDAL, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by Profession House wife, 4. Mr ASMOTH ALI MONDAL, Son of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, 289 ROYNAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by Profession Business, 5. Mrs RIJIYA BEOWA, Alias Mrs RIZIA MONDAL, Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, JOYKRISHNAPUR CHIARI MORAL PARA, P.O: BANHOOGHLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession House wife, 6. Mrs HALIMA LASKAR, Alias Mrs HALIMA BIBI, Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, P.O: SITAKUNDU, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Muslim, by Profession House wife, 7. Mrs MITHU SK, Alias Mrs MEHARUNNESSA BIBI, Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, JOYKRISHNAPUR CHIARI MORAL PARA, P.O: BANHOOGHLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession House wife, 8. Mrs NURJAHAN BIBI, Daughter of Late ABDUL SOVAN JAMADAR ALIAS ABDUL SOVAN MONDAL, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession House wife, 9. Mr AJGAR ALI SAPUI, Son of Late ABED ALI SAPUI ALIAS ABED SANPUI, 125 DHALI PARA CHAK THAKURANI R C TAHKURANI, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business, 10. Mr KOCHER ALI SAPUI, Son of Late ABED ALI SAPUI ALIAS ABED SANPUI, 125 DHALI PARA CHAK THAKURANI R C THAKURANI, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business, 11. Mrs MONOHARA BIBI, Daughter of Late ABED ALI SAPUI ALIAS ABED SANPUI, 125 DHALI PARA CHAK THAKURANI R C THAKURANI, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession House wife

Indetified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, ALIPORE POLICE COCURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Student

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

Execution is admitted on 17-05-2023 by Mr GURUDEB ATTALANI, DIRECTOR, ATTCON PROJECTS PRIVATE LIMITED (Private Limited Company), P-4 SUBODH GARDEN, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, ALIPORE POLICE COCURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Student

**Executed by Guardian**

Execution is admitted by Mrs Sabina Bibi, , Wife of Late Sattar Ali Mondal, Roynagar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by profession House wife as the guardian of 1. minor Afrin Khatun Roynagar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. minor Parvin Khatun Roynagar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070

Indetified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, ALIPORE POLICE COCURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Student

Dhar

**Debasish Dhar**
**DISTRICT SUB-REGISTRAR**
**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**
**South 24-Parganas, West Bengal**

**On 29-05-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 2:57PM with Govt. Ref. No: 192023240061467508 on 19-05-2023, Amount Rs: 53/-, Bank: SBI EPay ( SBIePay), Ref. No. 1736581998226 on 19-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by by online = Rs 9,920/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 2:57PM with Govt. Ref. No: 192023240061467508 on 19-05-2023, Amount Rs: 9,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 1736581998226 on 19-05-2023, Head of Account 0030-02-103-003-02

Dhar

**Debasish Dhar**
**DISTRICT SUB-REGISTRAR**
**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**
**South 24-Parganas, West Bengal**

**On 31-05-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2023 4:10PM with Govt. Ref. No: 192023240077679088 on 31-05-2023, Amount Rs: 7/-, Bank: SBI EPay ( SBIePay), Ref. No. 8275613600132 on 31-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by by online = Rs 50/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2023 4:10PM with Govt. Ref. No: 192023240077679088 on 31-05-2023, Amount Rs: 50/-, Bank: SBI EPay ( SBIePay), Ref. No. 8275613600132 on 31-05-2023, Head of Account 0030-02-103-003-02

**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**Scuth 24-Parganas, West Bengal**

**On 01-06-2023**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7903, Amount: Rs.100.00/-, Date of Purchase: 12/05/2023, Vendor name: S B Das

**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 218337 to 218371

being No 160307717 for the year 2023.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2023.06.01 16:09:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/01 04:09:40 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)