

5/4/23.

5 (2)

F-625/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 675186

1.19 PM
23/4/23

8/4/23
8/4/23

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

1.

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

District Sub-Registrar-II
Hooghly

24/4/23

KNOW ALL MEN BY THESE PRESENTS that We, (1) SK ABUL KASEM (PAN-AYBPS5395M)(AADHAAR NO.761706565719), Son of Sekh Nuruddin, by Religion-Muslim (Indian Citizen), by Occupation- Business; (2) MONIHAR BEGUM(PAN-ARDPB3226D)(AADHAAR NO.70859054 9831), Wife of Sk Abul Kasem, by Religion- Muslim(Indian Citizen), by Occupation-House wife, both residing at 1A/6, Kustia Road, P.O&P.S-Tiljala, Dist.-South 24 Parganas, Pin No. 700039, West Bengal, India, state as follows:-

Handwritten signature/initials.

WHEREAS we both are the OWNERS of the Schedule mentioned property.

AND WHEREAS it is not possible and convenient for us to look after, manage, control and supervise the management of the Schedule Mentioned property and also to develop the same.

AND WHEREAS a Development Agreement has been executed and registered by us with "ROYAL DEVELOPERS" (PAN- ABGFR0535C), a Partnership Firm formed under the Indian Partnership Act, 1932 (Amended upto date) (registered on 21.02.2023, vide Book No. IV, Vol. No. 0603-2023, Page from 55 to 74, Being No. 060300001/2023, registered in the Office of the A.D.S.R, Chinsurah, Hooghly), having its registered office at Vill. & P.O- Champadanga (Alupatty, Opposite Post Office), P.S- Tarakeswar, Dist- Hooghly, Pin No- 712401, West Bengal, India and represented by its Partners- (1) SRI SHYAMAL SINGHARROY (PAN- ATEPS3102Q) (Aadhaar No. 582424450475), Son of Sri Bankim Singharoy, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at Mohanbati, P.O- Nachipur, P.S.- Tarkeswar, Dist.- Hooghly, West Bengal, India, Pin No. 712414, West Bengal, India; (2) SRI SOMNATH SINHA (PAN- AZZPS5125L) (Aadhaar No. 463749947465), Son of Sri Santosh Kumar Sinha, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at Vill. Farm Side Road, 2 No. Lane, Chinsurah Agricultural Farm, Simla (CT), P.O.- Chinsurah (R.S), P.S.- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India; (3) NIZAMUDIN SAMSUDIN MUNSHI (PAN- AEMPM3506R) (Aadhaar No. 431681545945), Son of Samsudin Tasadhusen Munshi, by Religion- Muslim (Indian Citizen), by Occupation- Business, residing at 13 Zahida Duplex Nr. Chhipa Soc, P.O- Danilimda, P.S- Ahmedabad City, Dist.- Ahmedabad, Pin No. 380028, Gujarat, India, presently residing at Vill. Mordhal, P.O- Rajbalhat, P.S.- Jangipara, Dist.- Hooghly, Pin No. 712408, West Bengal, India; (4) SK SAHIL JAVED @ SAHIL JAVED SK (PAN- KQCPS5274L) (Aadhaar No. 885252644818), Son of Jakir Hossain Shaikh, by Religion- Muslim (Indian Citizen), by Occupation- Business, residing at Khalatpur, P.O.- Khalatpur, P.S.- Udaynarayanpur, Dist.- Howrah, Pin No. 711226, West Bengal, India; (5) SMT BRATATI SINHA RAY (PAN- ARLPB2138C) (Aadhaar No. 66603224 2080), Daughter of Krishna Pada Ghoshal, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at G1, Kali Chatterjee Avenue, Baroda Jora Petrol Pump, P.O & P.S- Garia, Dist.-

20/02/23



District Sub-Registrar-II
Hooghly

23 FEB 2023

South 24 Parganas, Pin No.700084,West Bengal, India, for the purpose of development of the Schedule Mentioned property by making construction of multistoried building,flats(residential and/or commercial), garage, shop rooms, etc. thereon and to sell the same to the intending purchaser(s). The said Development Agreement has been executed and registered at the office of D.S.R-II, Hooghly at Chinsurah on 23rd day of February, 2023, Vide Deed No. 0602 00613 , for the Year 2023.

NOW KNOW by these presents that We, (1)SK ABUL KASEM(PAN-AYBPS5395M) (AADHAAR NO.761706565719), Son of Sekh Nuruddin,by Religion-Muslim (Indian Citizen),by Occupation-Business;(2)MONIHAR BEGUM (PAN-ARDPB3226D) (AADHAAR NO.708590549831),Wife of Sk Abul Kasem,by Religion-Muslim(Indian Citizen),by Occupation-House wife, both residing at 1A/6,Kustia Road,P.O&P.S-Tiljala,Dist.-South 24 Parganas, Pin No. 700039,West Bengal, India, do hereby nominate, constitute and appoint - - (1)SRI SHYAMAL SINGHARROY(PAN- ATEPS3102Q) (Aadhaar No.582424450475),Son of Sri Bankim Singharoy, by Religion- Hindu (Indian Citizen), by Occupation- Business, residing at Mohanbati, P.O- Nachipur, P.S.- Tarkeswar, Dist.- Hooghly, West Bengal, India, Pin No. 712414, West Bengal, India; (2) SRI SOMNATH SINHA(PAN- AZZPS5125L) (Aadhaar No. 463749947465), Son of Sri Santosh Kumar Sinha, by Religion-Hindu (Indian Citizen), by Occupation-Business, residing at Vill.Farm Side Road, 2 No. Lane,Chinsurah Agricultural Farm, Simla (CT), P.O.- Chinsurah (R.S), P.S.- Chinsurah, Dist.-Hooghly. Pin No.712102,West Bengal,India;(3)NIZAMUDIN SAMSUDIN MUNSHI(PAN- AEMPM3506R) (Aadhaar No.431681545945), Son of Samsudin Tasadhusen Munshi,by Religion- Muslim (Indian Citizen), by Occupation-Business, residing at 13 Zahida Duplex Nr. Chhipa Soc, P.O- Danilimda,P.S-Ahmedabad City,Dist.-Ahmedabad, Pin No. 380028, Gujarat, India, presently residing at Vill. Mordhal,P.O-Rajbalhat,P.S.- Jangipara, Dist.-Hooghly,Pin No. 712408, West Bengal, India,(the partners of "ROYAL DEVELOPERS, as our true and lawful attorneys for us and in our name and on our behalf from time to time to do and execute all or any of the following acts, deeds and things, that is to say:-

- a) To manage and look after and control the Schedule mentioned property.
- b) To appear and represent us in all places for the purpose of development of Schedule Mentioned property and to sign all papers and documents, letter, receipts and



District Sub-Registrar-II
Hooghly

23 FEB 2023

writings whatsoever and to conclude all agreements, bargains and deals, to accept all essentials, tenders, quotations etc. to settle all disputes and differences in connection with the said development works.

- c) To prepare the building plan for the development of the Schedule Mentioned property and to submit the same to the Arambagh Municipality and other concerned authority(s) for obtaining approval the same and to submit proposals from time to time for the amendments and/or modifications of such building plans to the Concerned Corporation and the other concerned authority(s) for the purpose of obtaining approval/sanction to such amendments.
- d) To enter upon the said Schedule Mentioned property along with workmen and the supervisors for the purpose of commencing construction works on the said Schedule mentioned property.
- e) To supervise the development work in respect of new buildings of the said property mentioned in the Schedule herein below and carry on and/or to get carried out through contractor(s), sub-contractor(s) and/or departmental and/or in such manner as may be determined by the said attorney, construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Arambagh Municipality and/or other concerned authority(s) in accordance with all the applicable rules and regulations made by the Govt. of W.B, Arambagh Municipality and/or other concerned authority (s) in that behalf for the time being.
- f) To appoint from time to time architect, Engineer, R.C.C consultants, constructors and other personnel and workmen for carrying out the development work of the schedule mentioned property and also construction of buildings thereon and to pay their fees and charges.
- g) To make necessary applications to the Electric Dept. or concerned authority(s) for obtaining electric connection for the said property enumerated in the Schedule herein below and the new buildings constructed thereon.

18/11/11



District Sub-Registrar-II
Hooghly

23 FEB 2023

- h) To apply for and obtaining water connection for the newly proposed building and/or occupation and Completion Certificate in respect of the said buildings constructed thereon from the Arambagh Municipality and/or any other authority(s) concerned.
- i) To enter into Ownership Agreement(s) and/or to execute the Agreements for Sale of flats, garages, shop rooms etc. on ownership basis that would be constructed on the said property on such terms and conditions as the said attorney may in his absolute discretion think fit and proper and to receive the earnest money including the consideration money from the intending purchaser(s) and to give the valid receipts to them as per Allocation mentioned in the above referred Development Agreement.
- j) To sell or dispose of all and any of the flats, garages, shop rooms etc. that may be constructed on the Schedule Mentioned property on ownership basis and/or in any other manner, price or for the amount that the said attorney may think fit and proper (it excludes the Land Owner's Allocated portion over the total Super built up Area mentioned in the Development Agreement mentioned above).
- k) The Developers may make Agreement for Sale of their allocated portion to the intending purchaser(s).
- l) To collect and receive money from the purchaser(s) of such flats, garages, shop rooms etc. (on the said new building) that may be payable by such aforesaid person(s) and for that purpose to make sign and execute and/or give proper and lawful discharge for the same.
- m) To execute from time to time the Deed of Sale, Conveyance(s) in respect of the Schedule Mentioned property and buildings, flats, garages, shop rooms etc. to be constructed thereon or any part thereof in favour of such person(s) as the said attorney shall determine and to present the documents for registration and admit the execution of any such document(s) before the Dist. Sub Registrar - I & II, Chinsurah,

12/10/11



District Sub-Registrar-II
Hooghly

23 FEB 2023

Hooghly, Addl. Dist. Sub- Registrar, Arambagh, Hooghly and/or Addl. Registrar of Assurance, Kolkata.

- n) To attend before the Dist. Sub Registrar – I & II, Chinsurah, Hooghly, Addl. Dist. Sub- Registrar, Arambagh, Hooghly and/or Addl. Registrar of Assurance, Kolkata.
- o) To execute and present for registration and admit execution of any agreement, deed, conveyance transfer, assignment assurance, release, indemnity or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually in all respects as we *our self* could do.
- p) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign execute and give sufficient releases or other discharges for the same.
- q) To ask, receive and recover from all the flats, garages, shop rooms etc. from the purchaser(s) and other occupiers whatsoever all rents, charges, profits, emoluments and sums of money lying due or owing and payable in respect of the said plot in any manner whatsoever and also or non- payment thereof or any part thereof to enter upon, restrain and/or take appropriate legal steps for the recovery thereof or to eject such defaulting acquires and/or occupants.
- r) For us in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, magistrates whether Executive or Judicial or other officer(s) whatsoever as by the said attorney shall deem advisable and to commence any action/other proceedings in any court of law and to prosecute or discontinue or become non-suited as the said attorney shall think fit and proper also to appoint any solicitor and/or advocate or lawyer to prosecute or defend in the premises mentioned below.

Handwritten initials or signature.



District Sub-Registrar-II
Hooghly

23 FEB 2023

- s) To appear before the Settlement/ B.L. & L.R.O, Arambagh Block, Hooghly/H.D.L & L.R.O, Arambagh, Hooghly/D.L&L.R.O, Chinsurah, Hooghly, the Arambagh Municipality and/or any other concerned authority for the purpose of mutation or the matters ancillary thereto and to sign and execute any applications, petitions and pay to the Govt. Revenue (Khajna) Municipal taxes or other taxes etc.
- t) To sign, verify and execute plaints, written statements, counter- claims, appeals, reviews, applications, affidavits, authorities and paper of every description that might be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and other proceedings of any kind whatsoever in any court of law or equity whether of Original, Appellate or Revisional jurisdiction.
- u) To do all acts and appearances and applications in any such court or courts aforesaid in any suits, appeals or proceedings brought or commenced and to defend answer or oppose the same and to execute decree as the said attorney shall be advised or think proper and also to appear before any Govt. offices and public or private offices and to sign and execute any papers, applications, thereon in respect of the Schedule mentioned property.
- v) Generally to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could in *our* person do in accordance to the Development Agreement mentioned earlier.

AND We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the Schedule mentioned property by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the power of attornies and further we hereby declare that the powers and authorities hereby granted shall be in force till the property as described in the Schedule herein below fully and properly developed, but it may be revoked by the Land Owner (according to the terms and conditions enumerated in the Development Agreement mentioned earlier) and to follow the statutory provisions and as per rules and regulations of the Arambagh Municipality and/or other concerned

By
A/-



District Sub-Registrar-II
Hooghly

23 FEB 2023

authority(s) that the transfer and/or conveyance of the land with building are conveyed and/or transferred in favour of the intending purchaser(s) or transferees.

THE SCHEDULE ABOVE REFERRED TO:

(THE LAND)

PART "A"

ALL THAT piece and parcel of "BASTU" land in RS Dag No.199 (One Nine Nine), corresponding to L.R Dag No. 227 (Two Two Seven), mutated L.R. Khatian No. 5808 (Five Eight Zero Eight) admeasuring 06 (Six) Decimal in Mouza-Parul, J.L No. 38 (Three Eight), Police Station-Arambagh, District-Hooghly under Arambagh Municipality, Ward No. 19 (One Nine), Holding No. 504/A, Mohalla/Street/Road-Link Road, P.O & P.S-Arambagh, District - Hooghly, Pin-712601, West Bengal, India, absolutely owned and possessed by the Owner No. 1/Sk. Abul Kasem.

11 decim-
converted
to Bastu

PART "B"

ALL THAT piece and parcel of "BASTU" land in RS Dag No.199 (One Nine Nine), corresponding to L.R Dag No. 227 (Two Two Seven), mutated L.R. Khatian No. 5808 (Five Eight Zero Eight) admeasuring 5 1/2 (Five and Half) Decimal in Mouza- Parul, J.L No. 38 (Three Eight), Police Station- Arambagh, District- Hooghly under Arambagh Municipality, Ward No. 19 (One Nine), Holding No. 504/A, Mohalla/Street/Road- Link Road, P.O & P.S-Arambagh, District - Hooghly, Pin- 712601, West Bengal, India, absolutely owned and possessed by the Owner No. 1.

PART "C"

ALL THAT piece of parcel of "BASTU" land in RS Dag No.199 (One Nine Nine), corresponding to L.R Dag No. 227 (Two Two Seven), mutated L.R. Khatian No. 5809 (Five Eight Zero Nine) admeasuring 6 (Six) Decimal in Mouza-Parul, J.L No. 38 (Three Eight), Police Station-Arambagh, District-Hooghly under Arambagh Municipality, Ward No. 19 (One Nine), Holding No. 504/A, Mohalla / Street/ Road- Link Road, P.O & P.S-Arambagh, District -Hooghly, Pin-712601, West Bengal, India, absolutely owned and possessed by the Owner No.2/Monihar Begum.

Buy
at

-Total area of land comprised in Part "A", "B" and "C" are 17 1/2 (Seventeen and Half) Decimal (The Property converted from "SHALI" to "BASTU", Vide Conversion Case No. CN/2023/0615/195, Memo No. IX-2/140/SDA/2023, dated 13.02.2023, by S.D.L& L.R.O, Arambagh, Hooghly in favour of Land Owner No. 1/Sk. Abul Kasem and Vide Conversion



District Sub-Registrar-II
Hooghly

23 FEB 2023

Case No. CN/2022/0615/3132, Memo No.326(2)/BLR/ ARM/ 23, dated 03.02.2023, by B.L & L.R.O, Arambagh, Hooghly in favour of Land Owner No. 2/Monihar Begum, in Mouza-Parul, J.L No.38 (Three Eight), Police Station- Arambagh, District- Hooghly under Arambagh Municipality, Ward No.19, Holding No. 504/A, Mohalla/Street/Road- Link Road, P.O&P.S-Arambagh, District-Hooghly, Pin-712601, West Bengal, India, with all other easement and path rights attached with the PROPERTY IS BUTTED AND BOUNDED BY:-

<u>ON THE NORTH</u>	:	Rest Part of R.S Dag No. 199/L.R Dag No. 228.
<u>ON THE SOUTH</u>	:	Rest Part of R.S Dag No. 199/ L.R Dag No. 289.
<u>ON THE EAST</u>	:	Rest Part of R.S Dag No. 199/ L.R Dag No. 295, 225 & 226.
<u>ON THE WEST</u>	:	L.R Dag No. 224 & Link Road.

1-
2-
3-



District Sub-Registrar-II
Hooghly

23 FEB 2023

IN WITNESS WHEREOF we have hereunto set and subscribed our respective hands /seal the 23rd day of February, 2023 Signed/sealed & delivered in presence of the following Witnesses:-

Witnesses:-

1. SK Monirul Haque,
s/o -> SK ABUL KASAM,
1 A/6 KUSTIA ROAD,
P.S -> TILJALA
SOUTH 24 PARAGANAS.

2. Biswajit Deo
Chinsurah Court,
Hooghly.

1. SK ABUL KASAM
2. Monirul Begum

Signature of the EXECUTANTS

1. Shamal Sinha Roy
2. Samir
3. Asuman

We have willingly accepted the said general power of attorney.

DRAFTED & TYPED BY ME

Biswajit Deo
(BISWAJIT DEY) 22/02/2023.

Advocate.

District Judges Court, Chinsurah, Hooghly,

& Chandannagar Sub-Divisional Court

Regd. No. WB/1588/2009












Mob- 9903360867



District Sub-Registrar-II
Hooghly












23 FEB 2023

SPECIMEN FORM FOR FINGERPRINTS












 SK Abdul Kaseem	LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE	
	RIGHT HAND					

SK Abdul Kaseem
 SK Abdul Kaseem

SIGNATURE

 MO	LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE	
	RIGHT HAND					

Monique Begum
 SIGNATURE

 AF Jammy	LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE	
	RIGHT HAND					

AF Jammy
 SIGNATURE

			FINGERPRINTS
			FINGERPRINTS

PRINTED

			FINGERPRINTS
			FINGERPRINTS



District Sub-Registrar-II
Hooghly

23 FEB 2023

PRINTED

SPECIMEN FORM FOR FINGERPRINTS

	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

SIGNATURE

 <i>Shambhu Soodha Roy</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Shambhu Soodha Roy

SIGNATURE

 <i>Shambhu Soodha Roy</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Shambhu Soodha Roy

SIGNATURE

REGISTRATION FORM FOR TRANSACTIONS

1	2	3	4
5	6	7	8

REGISTRATION NO. 11/2023

2023 FEB 23

REGISTRATION NO.



District Sub-Registrar-II
Hooghly

23 FEB 2023

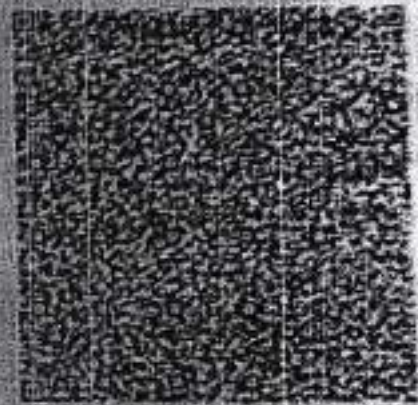
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AYBPS5395M



नाम / Name
SK ABUL KASEM

पिता का नाम / Father's Name
SEKH NURUDDIN

जन्म की तारीख
Date of Birth
01/01/1965

हस्ताक्षर / Signature

08/02/2021

SK Abul Kaseem

सर्वकार विभाग

TAK DEPARTMENT

MONIHAR BEGUM

SHAIKH ABDUL KHALEQUE

10/05/1979

ACCOUNT NUMBER

DP 83226E

Monihar Begum

भारत सरकार
GOVT. OF INDIA



Monihar Begum

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEMPM3506R



नाम / NAME
NIZAMUDIN SAMSUDIN MUNSHI

पिता का नाम / FATHER'S NAME
SAMSUDIN TASADHUSEN MUNSHI

जन्म तिथि / DATE OF BIRTH
31-12-1977

हस्ताक्षर / SIGNATURE

Nizamudin

आयकर अधिकारी, यू.ए. 1, अहमदाबाद
COMMISSIONER OF INCOME-TAX
QU-1, AHMEDABAD

Nizamudin

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAMAL SINGHAROY
BANKIM SINGHAROY
06/10/1973



Permanent Account Number
ATEPS3102Q



Shyamal Singha Roy
Signature

Shyamal Singha Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMNATH SIRHA
SONTASH KUMAR SIRHA
08/03/1981
Permanent Account Number
AZZPS5125L

Signature



Somnath Sirha

Major Information of the Deed

Deed No :	I-0602-00625/2023	Date of Registration	24/02/2023
Deed No / Year	0602-8000499180/2023	Office where deed is registered	
Query Date	23/02/2023 12:46:56 PM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Biswajit Dey Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9903360867, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 68,72,734/-		
Stamp duty 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]:- 060200613/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



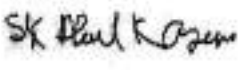
Land Details :

District: Hooghly, P.S:- Arambagh, Municipality: ARAMBAGH, Road: Arambagh Link Rd.(Gourhati more to Arambagh Bus st., Mouza: Parul, Pin Code : 712601

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-199		Bastu	Bastu	0.06 Acre	1/-	23,56,366/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-199		Bastu	Bastu	0.055 Acre	1/-	21,60,002/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-199		Bastu	Bastu	0.06 Acre	1/-	23,56,366/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			17.5Dec	3 /-	68,72,734 /-	
		Grand Total :			17.5Dec	3 /-	68,72,734 /-	



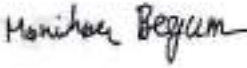
al Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Sk Abul Kasem (Presentant) Son of Sekh Nuruddin Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
23/02/2023	LTI 23/02/2023	23/02/2023	

1A/6 Kustia Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx5M, Aadhaar No: 76xxxxxxxx5719, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

2

Name	Photo	Finger Print	Signature
Monihar Begum Wife of Sk Abul Kasem Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
23/02/2023	LTI 23/02/2023	23/02/2023	


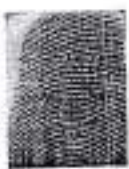
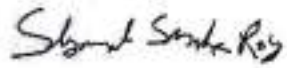
1A/6, Kustia Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx6D, Aadhaar No: 70xxxxxxxx9831, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023
 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office

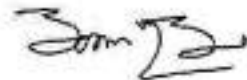
Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	ROYAL DEVELOPERS Champadanga, Alupatty, Opposite Post Office, City:- Not Specified, P.O:- Champadanga, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712401 , PAN No.:: ABxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



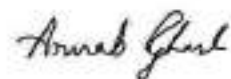
Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Shri Shyamal Singharoy Son of Shri Bankim Singharoy Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office	 Feb 23 2023 1:25PM	 LTI 23/02/2023	 23/02/2023
Mohanbati, City:- Not Specified, P.O:- Nachipur, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712414, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx2Q, Aadhaar No: 58xxxxxxx0475 Status : Representative, Representative of : ROYAL DEVELOPERS (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Shri Somnath Sinha Son of Shri Santosh Sinha Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office	 Feb 23 2023 1:25PM	 LTI 23/02/2023	 23/02/2023
Farm Side Road, 2 No. Lane, Chinsurah Agricultural Firm, Simla CT, City:- Not Specified, P.O:- Chinsurah RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5L, Aadhaar No: 46xxxxxxx7465 Status : Representative, Representative of : ROYAL DEVELOPERS (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Nizamudin Samsudin Munshi Son of Samsudin Tasadhusen Munshi Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office	 Feb 23 2023 1:28PM	 LTI 23/02/2023	 23/02/2023
Mordhal, City:- Not Specified, P.O:- Rajbalhat, P.S:-Jangipara, District:-Hooghly, West Bengal, India, PIN:- 712408, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6R, Aadhaar No: 43xxxxxxx5945 Status : Representative, Representative of : ROYAL DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arnab Ghosh Son of Shri Sainen Ghosh Garji Joy Para, City:- , P.O:- Bighati, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124			

23/02/2023

23/02/2023

23/02/2023

For Of Sk Abul Kasem, Monihar Begum, Shri Shyamal Singharoy, Shri Somnath Sinha, Nizamudin Samsudin

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sk Abul Kasem	ROYAL DEVELOPERS-3 Dec
2	Monihar Begum	ROYAL DEVELOPERS-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sk Abul Kasem	ROYAL DEVELOPERS-2.75 Dec
2	Monihar Begum	ROYAL DEVELOPERS-2.75 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sk Abul Kasem	ROYAL DEVELOPERS-3 Dec
2	Monihar Begum	ROYAL DEVELOPERS-3 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Arambagh, Municipality: ARAMBAGH, Road: Arambagh Link Rd.(Gourhati more to Arambagh Bus st., Mouza: Parul, Pin Code : 712601

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 199		
L2	RS Plot No:- 199		
L3	RS Plot No:- 199		

23-02-2023

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

Presented for registration at 13:19 hrs on 23-02-2023, at the Office of the D.S.R. - II HOOGHLY by Sk Abul Kasem, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 68,72,734/-

Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)

Execution is admitted on 23/02/2023 by 1. Sk Abul Kasem, Son of Sekh Nuruddin, 1A/6 Kustia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession Business, 2. Monihar Begum, Wife of Sk Abul Kasem, 1A/6, Kustia Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife

Identified by Mr Arnab Ghosh, , , Son of Shri Sallen Ghosh, Garji Joy Para, P.O: Bighati, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-02-2023 by Shri Shyamal Singharoy, PARTNER, ROYAL DEVELOPERS, Champadanga, Alupatty, Opposite Post Office, City:- Not Specified, P.O:- Champadanga, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712401

Identified by Mr Arnab Ghosh, , , Son of Shri Sallen Ghosh, Garji Joy Para, P.O: Bighati, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-02-2023 by Shri Somnath Sinha, PARTNER, ROYAL DEVELOPERS, Champadanga, Alupatty, Opposite Post Office, City:- Not Specified, P.O:- Champadanga, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712401

Identified by Mr Arnab Ghosh, , , Son of Shri Sallen Ghosh, Garji Joy Para, P.O: Bighati, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-02-2023 by Nizamudin Samsudin Munshi, PARTNER, ROYAL DEVELOPERS, Champadanga, Alupatty, Opposite Post Office, City:- Not Specified, P.O:- Champadanga, P.S:-Tarakeswar, District:-Hooghly, West Bengal, India, PIN:- 712401

Identified by Mr Arnab Ghosh, , , Son of Shri Sallen Ghosh, Garji Joy Para, P.O: Bighati, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4074, Amount: Rs.100.00/-, Date of Purchase: 22/02/2023, Vendor name: R N Bhattacharya



Swati De
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

2023

ate of Admissibility (Rule 43, W.B. Registration Rules 1962)

issible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
of Indian Stamp Act 1899.

De

Swati De
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
ume number 0602-2023, Page from 14461 to 14481
ing No 060200625 for the year 2023.



Digitally signed by SWATI DE
Date: 2023.03.03 19:00:12 +05:30
Reason: Digital Signing of Deed.

De

(Swati De) 2023/03/03 07:00:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
West Bengal.

(This document is digitally signed.)