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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL
 24
 02/09/22

AM 597231

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

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

02 SEP 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, 1) SRI
 SANJAY MALHOTRA (having PAN-AGQPM7816C, AADHAAR

1484

- 2 SEP 2022

No.....Rs- **100/-** Date.....
Name:.....**Sanjay Malhotra**
Address:.....**Umakanta Sen Lane**
Vendor:.....**Chitpur**

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

KOI-30.



Dipankar Mishra

S/O Raja Mishra

Gr-Plot, P.O. Daspur,

P.S. - Patlar Pratima

District - South 24 Parganas

Pin - 743311

or Business.


District Sub-Registrar-V
Alipore, South 24 Parganas

02 SEP 2022

No. 451315719390), son of Late Pran Nath Malhotra, by Nationality- Indian, by Faith - Hindu, by Occupation- Business, residing at Shantiban Housing Complex, Block - Topor, Flat No. B/202, 7, Umakanta Sen Lane, P.O. Ghughudanga, P.S.- Chitpur, Kolkata- 700030, District- South 24 Parganas. **2) SMT SHUKLA MALHOTRA** (having **PAN- AGSPM6672J, AADHAAR No. 777589034203**), wife of Sanjay Malhotra, by Nationality- Indian, by Faith - Hindu, by Occupation- Business, residing at Shantiban Housing Complex, Block-Topor, Flat No - B/202, 7, Umakanta Sen Lane, P.O.- Ghughudanga, P.S.- Chitpur, Kolkata - 700030, District - South 24 Parganas, **3) SRI MADAN CHANDRA PRAMANIK**, (having **PAN- AUKPP3159K and AADHAAR No. 916043176300**), son of Late Dashurathi Pramanik alias Dashu Pramanik, by Faith- Hindu, by Occupation- Cultivation, by Nationality-Indian, residing at Baikunthapur, P.O.-Dakshin Gobindapur P.S.-Baruipur, Kolkata- 700145, District-South 24 Parganas herein after called and referred to as the "**Principal and /or executant**", hereto **SEND GREETINGS:**

WHEREAS the executors/principals herein, **1) SRI SANJAY MALHOTRA**, son of Late Pran Nath Malhotra, residing at Shantiban Housing Complex, Block - Topor, Flat No. B/202, 7, Umakanta Sen Lane, P.O. Ghughudanga, P.S.-Chitpur, Kolkata - 700030, District - South 24 Parganas, **2) SMT. SHUKLA MALHOTRA** wife of Sanjay Malhotra, residing at Shantiban Housing Complex, Block-Topor, Flat No - B/202, 7, Umakanta Sen Lane, P.O.- Ghughudanga, P.S.- Chitpur, Kolkata - 700030, District - South 24 Parganas, **3) SRI MADAN CHANDRA**




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PRAMANIK, son of Late Dashurathi Pramanik alias Dashu Pramanik, residing at Baikunthapur, P.O. Dakshin Gobindapur P.S. Baruipur, Kolkata- 700145, District-South 24 Parganas, West Bengal are the absolute joint owners of land measuring about 33 Decimal splitting into 3 decimal comprising in R.S. & L.R. Dag No. 256, under R.S. Khatian No. 600, corresponding to L.R. Khatian No. 1538, 2343 and 2344, and another area of land more or less 30 Decimal comprising in R.S. & L.R. Dag No. 257 under R.S Khatian Nos. 178 corresponding to L.R. Khatian No. 1538, 2343 and 2344, lying and situated at Mouza-Khasmallick, J.L. No. 35, R.S. No. 190, Touzi No. 250, District Sub-Registrar Office at Alipore, Additional District Sub - Registrar Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, having Holding No. 1493 in the District of South 24 Parganas, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, South 24-Parganas Govt. of West Bengal morefully and particularly described in the Schedule - hereunder, written [hereinafter referred to as the "**Sald Land**"] and is possessing and enjoying the same without let and hindrances, free from all encumbrances.

AND WHEREAS the Executors/Principals herein intend to construct a multistoried Building thereon but due to paucity of fund, knowledge and experience of construction the above



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named Principals approached the Developer **M/S BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED**, (having **PAN No. AAKCB3068Q**), the Company is incorporated under the Provision of Companies Act 2013, having **CIN-U45309WB2021PTC249609** and its registered Office at Nazrul Sarani, C/o Khayrul Hassan Molla, Ward No. 17, within Baruipur Municipality, Post office & Police Station - Baruipur, District South 24 Parganas, Kolkata- 700144, West Bengal, represented by its directors, **1) MD. KHAYRUL HASSAN MOLLA**, (having **PAN- AWYPM0181A, AADHAAR No. 605968090009**), son of Late Abdul Khalil Molla alias Khalil Abdul Molla, by Faith- Muslim, by Occupation- Business, by Nationality- Indian, residing at Village - Beramara, Post Office- Beramara, Police Station - Magrahat, Pin-743609, District- South 24 Parganas, **2) ABDUS SALIM GHARAMI**, (having **PAN- BCOPG0372G, AADHAAR No. 928920670419**), son of Late Abdus Samad Gharami, by Faith- Muslim, by Occupation- Business, by Nationality-Indian, residing at Sajahan Road, Post Office & Police Station - Baruipur, Pin- 700144, District- South 24 Parganas, West Bengal, to construct Multi storied building on the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developers from the intending buyer or others on certain agreed terms and conditions.

AND WHEREAS knowing from the reliable sources the principals herein made an offer for the same to the Developer, **M/S BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED** and the Developer also agreed to undertake the construction work of



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the proposed multistoried building as per sanctioned building plan of the Hariharpur Gram Panchayat, Panchayat Samity, Zilla Parishad, KMDA or from any other competent authority at the costs of the Developer thereon the property morefully mentioned herein the schedule hereunder.

AND WHEREAS to fulfill the commercial interest of the principals as well as the developers made several cross table discussions and finally they entered into a Development Agreement to develop their land measuring more or less land measuring 33 Decimal splitting into 3 decimal in R.S. & L.R. Dag No. 256, under R.S. Khatian No. 600, corresponding to L.R. Khatian No. 1538, 2343 and 2344, and another area of land more or less 30 Decimal comprising in R.S. & L.R. Dag No. 257 under R.S Khatian Nos. 178 corresponding to L.R. Khatian No. 1538, 2343 and 2344, lying and situated at Mouza-Khasmallick, J.L. No. 35, R.S. No. 190, Touzi No. 250, District Sub-Registrar Office at Alipore, Additional District Sub - Registrar Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, having Holding No. 1493 in the District of South 24 Parganas, and execute the registered Development Agreement on 11th Day of March, 2022 with some stipulated conditions particularly mentioned therein for construction of a multistoried building in or upon the said property, more fully and particularly described in the Schedule hereunder written, which was duly registered in the office of the DSR - V at Alipore, South 24-Parganas, vide Book No. 1, Volume No. 1630-2022 Pages from 90051 to 90114 by being No. 01953 for the year 2022 with such terms and conditions clearly cited



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there in and as per terms and conditions mentioned in aforementioned Development Agreement, the owners already handed over peaceful vacant possession of Scheduled land immediately after execution of said Development Agreement.

AND WHEREAS the executors/ Principals are unable to look after, manage, supervise, administer, develop, construct and/or to dispose of the schedule below property/land being personally present at all places and offices hence, it is necessary and expedient they appoint an attorney and as such, above named Principals do hereby and hereunder nominate, constitute, authorize, empower and appoint jointly **1) MD. KHAYRUL HASSAN MOLLA**, son of Late Abdul Khalil Molla alias Khalil Abdul Molla, resident of Village - Beramara, Post Office - Beramara, Police Station - Magrahat, Pin-743609, District - South 24 Parganas, and **2) ABDUS SALIM GHARAMI**, son of Late Abdus Samad Gharami, resident of Sajahan Road, Post Office & Police Station - Baruipur, Pin - 700144, District- South 24 Parganas, West Bengal, the directors of **M/S BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED** having its registered Office at Nazrul Sarani, C/o Khayrul Hassan Molla, Ward No. 17, within Baruipur Municipality, Post office & Police Station - Baruipur, District South 24 Parganas, Kolkata- 700144, West Bengal, the Developer herein in pursuance of understanding between the parties in the Development agreement as mentioned herein as true and lawful **ATTORNEY** of the principals to do and /or execute deed and things for and on my/our behalf in respect of the land mentioned in the schedule below, herein after referred to as the "**Said Land**" and as our



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true and lawful **ATTORNEY** to do inter-alia all the following acts, deeds, things and matters in their name and upon signature on our behalf in the manner as follows:-

(1) To look after, manage, supervise and administer the below Scheduled Property (hereinafter referred to as the "Said Land/Flat/Car Parking Space/Commercial Space/Property").

(2) To appear and act on my behalf of principals before any office or Department of Government of West Bengal and Government of India, including B.L. & L.R.O. /S.D.L.R.O./ D.L. & L.R.O. /J.L.R.O./ A.D.M. (L.R.) / Collectorate's Office / Revenue Department / Land Ceiling Authority / K.M.D.A. / Hariharpur Gram Panchayat, Panchayat Samity or any other Higher Authority/ W.B.S.E.B / C.E.S.C. / Police Station /W.B.S.E.D.C.L. / Zilla Parishad / E.K.W.M.A. / Local Club / Organization and Local Bodies and represent us everywhere and sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. in my name and on my behalf, as and when required.

(3) To pay the Rent /Khazna & Tax to the office of B.L. & L.R.O. and local office of The Gram Panchayat or any government and semi Government authorities against the said land in the name of the Principal(s).

(4) To appoint any Contractor/Sub-Contractor/ assignor for fulfill the construction work or building thereon and to



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cancel the same and engage new Contractor to be done by them or by their own discretion as if the developer does the same for their own interest.

(5) To apply for and obtain Building Plan, Revised Building Plan, Rectified Building Plan or such certificate, permissions and clearance certificate and/or permissions from the competent Authority as they may required to Develop of the Building as well as the execution and/or Registration of any Sale Deed in respect of Developers' Allocation in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers an documents of transfer concerning the said property and make representation ,to the concern authorities for getting such certificate and/or permissions.

(6) To negotiate terms and to sell any space of Developers allocation/ spaces/ flats/Car Parking Space/ Commercial Space with proportionate share of land in the said property except Owner's Allocation as mentioned in the Second Schedule of the Development Agreement dated 11/03/2022 to any purchaser or purchasers at such price which said Attorneys in their absolute discretion thinks proper.

(7) To enter into any Agreement or Agreements with any party or parties or with the intending Purchaser/s for sale or sales of space or spaces with super structure or flats



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/Car Parking Space/ Commercial Space or other areas along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers to receive any booking money and/or earnest money or advance or advances and also the balance/ entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and or discharges for the same to the purchaser or purchasers for the Developer's allocation only.

(8) That the Attorney may sign and to execute any agreement deed of conveyance and to deliver any conveyance or conveyances for the selling or proportionate share of land and/or Flat(s)/Car Parking Space(s)/ Commercial Space(s) and/or space for residential or commercial with superstructure and/or fiat/ flats/ spaces in the proposed building with easements rights of the common areas of the proposed selling of space/ flat/ flats along with proportionate share of land and common rights in favour of intending purchaser or purchasers and to negotiate for selling, transferring and conveying the developer's allocation only of the said property or any part thereof in favour any person/s, firm or association as mentioned in the Development Agreement dated 11/03/2022.

(9) To execute and register any legitimate Deed of Rectification/Declaration(s), Boundary Declaration, Deed



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of Supplementary or any other deed(s) except the Deed of Land Sale before the said registering authority on our behalf upon signing our name and sign Affidavit/s, Building Plan and others legitimate papers and documents in the name and on our behalf.

(10) To arrange for recording the name of us as owner of the Schedule property before B.L. & L.R.O./S.D.L.R.O./J.L.R.O. and Gram Panchayat, Panchayat Samity, Zilla Parishad by way of Mutation/Conversion and amalgamate the same or any part thereof with the co-sharers and the Developer will have every right and authority to amalgamate the afore said land with any adjacent plot of land(s), through any Deed of Gift (in purpose of amalgamation or boundary declaration)/ Boundary Declaration Deed or any Deed of Amalgamation in any form and the owner herein empower the Developer to execute and registered the same on behalf of the owner and to submit before Hariharpur Gram Panchayat or Panchayat Samity or Zilla Parishad or KMDA or any legal authority for Sanction the Building Plan.

(11) To institute any case and/or suit on our behalf relating to the Schedule property against any person/s, firm, association, public/private body and every right to appear in any proceedings if institute by any person, firm, association, public/private body or any authority concern before any Court of Law and to defend, contest and



[Handwritten signature]

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prosecute all cases, suits by appointing any constitute Pleader/s, Advocate/s, Solicitor/s or any Agent/s and discharge him/her/them and sign the Vokatnama, plaint, written statement, verifications, show cause, objection petition, etc. and to swear Affidavit and submit the same before Ld. Court of any Magistrate either Judicial Magistrate, Executive Magistrate, District Magistrate, Addl. District Magistrate or Munseff, Sub-Judge, District Judge, Sessions Judge and District Delegate and all necessary and/or legitimate document/s and protect/safe-guard the interest of the said property in every respect.

(12) To collaborate with any Third party/Other Developer for construction or financial assistance if necessary and to create any Simple/equitable/registered mortgage by depositing all necessary deeds and Documents in favour of Bank/FI/NBFC as security against construction/project loan and to execute, sign and registered any or all necessary deeds and documents keeping without hampering the Owner's Allocation made in Development Agreement dated 11/03/2022.

(13) To make General Dairy and/or F.I.R. before the local Police Station against the person/s who/whom creates any disturbance in respect of the Schedule property and complain before any Police Authority as and when required.



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(14) To prefer Appeal, Motion, Revision (Civil or Criminal) etc. before any Court of Law viz. Sub-Judge, District Judge, Hon'ble High Court and Hon'ble Supreme Court against any Order and/or Judgment passed by any Court of Law.

Be it noted that the Power of Attorney is being granted in favour of the said Attorney without any consideration and no right of the Attorney is to be created on the said property which is the subject matter of the Power of Attorney and further the said Attorney shall not hereby obtain or have power which is not mentioned or not have in the Development Agreement. It is also mentioned herewith that the attorney is granted without any consideration but Principal will not be able to revoke this attorney in future until the interest of the Developer is completed with the project as per scope of work defined in Development Agreement. In question of revocation of Development Power of Attorney, The Indian Contract Act, 1872 will be applicable. In case of death of Owner/s before complete transfer of Developer's Allocation, legal heirs of owner/s will be bound to grant Development Power of Attorney in favour of Attorney mentioned herein keeping terms and conditions same will co-operate in all respect in smooth running of Development work and transfer of Developer's Allocation.

AND GENERALLY to do all other acts, deeds and things which will be required in connection to fulfill the terms and conditions as mentioned the Development Agreement relating to aforesaid property and all acts lawfully done by the Attorney/s shall be



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taken as the acts of principals, deeds and things as if the principals were personally present and done the same for themselves.

AND the principals do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney which will be done by virtue of this Development Power of Attorney.

SCHEDULE OF THE PROPERTY - REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of land measuring more or less 33 Decimal splitting into 3 decimal comprising in R.S. & L.R. Dag No. 256 under R.S. Khatian No. 600 corresponding to L.R. Khatian No. 1538, 2343 and 2344, and another area of land more or less 30 Decimal comprising in R.S. & L.R. Dag No. 257 under R.S Khatian Nos. 178 corresponding to L.R. Khatian No. 1538, 2343 and 2344, lying and situated at Mouza-Khasmallick, J.L. No. 35, R.S. No. 190, Touzi No. 250, District Sub-Registrar Office at Alipore, Additional District Sub - Registrar Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Hariharpur Gram Panchayat, having Holding No. 1493 in the District of South 24 Parganas, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate, and is possessing and enjoying the same without let and hindrances, free from all encumbrances together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas



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(South) Govt. of West Bengal, The "Said Land" butted and bounded by:

On the North : Land of R.S. Dag No. 256 and 240

On the South : Land of R.S. Dag No. 256 and 258

On the East : Land of R.S. Dag No. 864

On the West : 60'-00" feet wide Road (Extended E.M. Bye Pass)

IN WITNESS WHEREOF we the Principals named hereinabove, have hereunto set and subscribed our hand/s and seal this the 2nd day of September Two Thousand and Twenty Two (2022).

IN PRESENCE OF WITNESSES:-

[1] Pallab Bera
Alipore police const,
Kat- 700027

1. Sanjay Malhotra

2. Shukla Malhotra

[2] Dipankar Mishra
S/O Raju Mishra
G-Plot, Pathan Pratima
743371

3. Madan & Ramani C

Principals and /or
Executants

1. Md. Khayrul Hassam Molla


2. Abdus Salim Gharami

Drafted by me :
NIKHILESH PRADHAN
Advocate
High Court
Nikhil Pradhan
Advocate

Reg. No. F-599/652/2005
Computerized
Soumik Samanta

Attorney Holder












District Sub-Registrar-V
Aspur, South 24 Parganas

02 SEP 2022

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SANJAY MALHOTRA

Signature Sanjay Malhotra

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SHUKLA MALHOTRA

Signature Shukla Malhotra

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					










Name MADAN CHANDRA PRAMANIK

Signature Madan Chandra Pramanik






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	Left Hand					
	Right Hand					

Name.. M.D. KHAYRUL HASSAN MOLLA

Signature Md. Khayrul Hassan Molla

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.. ABDUS SALIM GHARAMI

Signature Abdus Salim Gharami

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature



A handwritten signature in blue ink, consisting of a stylized, cursive script.

District Sub-Registrar-V
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02 SEP 2022

Major Information of the Deed



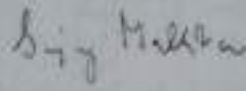


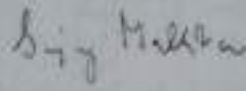


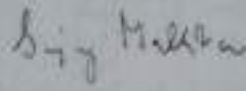











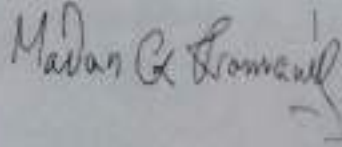


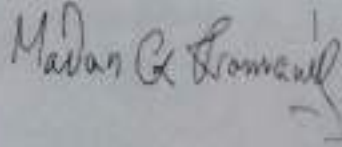


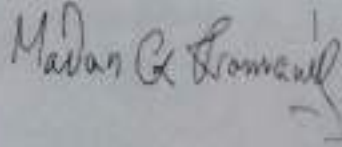
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Query No / Year	1630-8002632972/2022	Office where deed is registered	
Query Date	01/09/2022 12:51:13 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pallab Bera Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980893638, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 25,000/-	Rs. 1,48,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001953/2022		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mailikpur, Pin Code:- 700145

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-256	RS-1538	Bastu	Danga	3 Dec	5,000/-	13,50,000/-	Project Name :
L2	RS-257	RS-178	Bastu	Shali	30 Dec	20,000/-	1,35,00,000/-	Project Name :
		TOTAL :			33Dec	25,000 /-	148,50,000 /-	
		Grand Total :			33Dec	25,000 /-	148,50,000 /-	

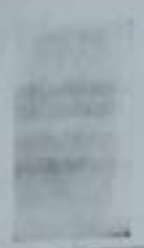
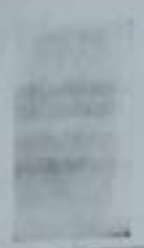
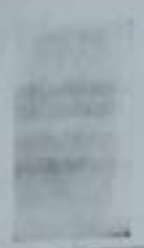
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SANJAY MALHOTRA (Presentant) Son of Late Paran Nath Malhotra Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>02/09/2022</td> <td>LTI</td> <td>02/09/2022</td> <td>02/09/2022</td> </tr> </tbody> </table> <p>Shantiban Housing Complex, 7 Umakanta Sen Lane, Block/Sector: Topor, Flat No: B/202, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6C, Aadhaar No: 45xxxxxxxx9390, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	SANJAY MALHOTRA (Presentant) Son of Late Paran Nath Malhotra Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				02/09/2022	LTI	02/09/2022	02/09/2022
Name	Photo	Finger Print	Signature										
SANJAY MALHOTRA (Presentant) Son of Late Paran Nath Malhotra Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office													
02/09/2022	LTI	02/09/2022	02/09/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SHUKLA MALHOTRA Wife of Sanjay Malhotra Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>02/09/2022</td> <td>LTI</td> <td>02/09/2022</td> <td>02/09/2022</td> </tr> </tbody> </table> <p>Shantiban Housing Complex, 7, Umakanta Sen Lane, Block/Sector: Topor, Flat No: B/202, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2J, Aadhaar No: 77xxxxxxxx4203, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	SHUKLA MALHOTRA Wife of Sanjay Malhotra Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				02/09/2022	LTI	02/09/2022	02/09/2022
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02/09/2022	LTI	02/09/2022	02/09/2022										

Journey Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED Nazrul Sarani, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, PAN No.:- AAxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Md KHAYRUL HASSAN MOLLA Son of Late Abdul Khalil Alias Khalil Abdul Molla Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td> Md. Khayrul Hassan Molla 02/09/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Md KHAYRUL HASSAN MOLLA Son of Late Abdul Khalil Alias Khalil Abdul Molla Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			Md. Khayrul Hassan Molla 02/09/2022
Name	Photo	Finger Print	Signature						
Md KHAYRUL HASSAN MOLLA Son of Late Abdul Khalil Alias Khalil Abdul Molla Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			Md. Khayrul Hassan Molla 02/09/2022						

Beramara, City:- Not Specified, P.O:- Beramara, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN - 743609, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:- AWxxxxxx1A, Aadhaar No: 60xxxxxxxx0009 Status : Representative, Representative of : BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (as director)

Sl No	Name, Address, Photo, Finger print and Signature								
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ABDUS SALIM GHARAMI Son of Late Abdus Samad Gharami Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td> Abdus Salim Gharami 02/09/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	ABDUS SALIM GHARAMI Son of Late Abdus Samad Gharami Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			Abdus Salim Gharami 02/09/2022
Name	Photo	Finger Print	Signature						
ABDUS SALIM GHARAMI Son of Late Abdus Samad Gharami Date of Execution - 02/09/2022, Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			Abdus Salim Gharami 02/09/2022						

Sajahan Road, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:- BCxxxxxx2G, Aadhaar No: 92xxxxxxxx0419 Status : Representative, Representative of : BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
DIPANKAR MISHRA Son of RAJA MISHRA G PLOT, DASPUR, City:-, P.O:- DASPUR, P.S:-Patharpratima, District:-South 24-Parganas, West Bengal, India, PIN- 743371			Dipankar Mishra 02/09/2022

Identifier Of SANJAY MALHOTRA, SHUKLA MALHOTRA, MADAN CHANDRA PRAMANIK, Md KHAYRUL HASSAN MOLLA, ABDUS SALIM GHARAMI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANJAY MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec
2	SHUKLA MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec
3	MADAN CHANDRA PRAMANIK	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SANJAY MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec
2	SHUKLA MALHOTRA	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec
3	MADAN CHANDRA PRAMANIK	BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 256, RS Khatian No:- 1538		
L2	RS Plot No:- 257, RS Khatian No:- 178		

On 02-09-2022

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

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

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

Presented for registration at 12:46 hrs on 02-09-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by SANJAY MALHOTRA , 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 1,48,50,000/-

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

Execution is admitted on 02/09/2022 by 1. SANJAY MALHOTRA, Son of Late Paran Nath Malhotra, Shantiban Housing Complex, 7 Umakanta Sen Lane, Sector: Topor, Flat No: B/202, P.O: Ghughudanga, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. SHUKLA MALHOTRA, Wife of Sanjay Malhotra, Shantiban Housing Complex, 7, Umakanta Sen Lane, Sector: Topor, Flat No: B/202, P.O: Ghughudanga, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 3. MADAN CHANDRA PRAMANIK, Son of Late Dashurathi Pramanik, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by Profession Cultivation

Identified by DIPANKAR MISHRA, , Son of RAJA MISHRA, G PLOT, DASPUR, P.O: DASPUR, Thana: Patharpratima, South 24-Parganas, WEST BENGAL, India, PIN - 743371, by caste Hindu, by profession Business

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

Execution is admitted on 02-09-2022 by Md KHAYRUL HASSAN MOLLA, director, BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED, Nazrul Sarani, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by DIPANKAR MISHRA, , Son of RAJA MISHRA, G PLOT, DASPUR, P.O: DASPUR, Thana: Patharpratima, South 24-Parganas, WEST BENGAL, India, PIN - 743371, by caste Hindu, by profession Business

Execution is admitted on 02-09-2022 by ABDUS SALIM GHARAMI, Director, BUILDHEAVEN CONSTRUCTION PRIVATE LIMITED, Nazrul Sarani, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by DIPANKAR MISHRA, , Son of RAJA MISHRA, G PLOT, DASPUR, P.O: DASPUR, Thana: Patharpratima, South 24-Parganas, WEST BENGAL, India, PIN - 743371, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1484, Amount: Rs.100/-, Date of Purchase: 02/09/2022, Vendor name: Subhankar Das



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 162572 to 162594
being No 163004339 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.09.08 16:19:02 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/09/08 04:19:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)