

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 661582

*Handwritten notes:*  
 9/3/17  
 80  
 7/20/17  
 com

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

Adl. District Sub-Registrar  
 Sonarpur, South 24 Parganas

*Handwritten signatures:*  
 Md. Naushad Ali @  
 Newsad. Ali Mondal

*Handwritten signatures:*  
 Md. Liyakat Ali @  
 deaktat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.  
*Signature: Fagle Ahmed*  
 Director

SUKALYAN NIRMAN PVT. LTD.  
*Signature: Mustaque Ahmed*  
 Director



**GENERAL POWER OF ATTORNEY**

(Development power of Attorney)

KNOW ALL MEN BY THESE PRESENTS WE, (1) **MD. NAUSHAD ALI** Alias **NOWSAD ALI MONDAL**, PAN - AIYPA1276C (2) **MD. LIYAKAT ALI** Alias **LIAKAT ALI MONDAL**, PAN - CQWPM8568F, both sons of Md. Ghulam Mustafa, by occupation:- Businessmen, both residing at Teghoria, Post:- R.K. Palli, Police Station:- Sonarpur, District:- 24 Parganas, Kolkata- 700 150 hereinafter referred to as the Principal and send Greetings.

*Handwritten mark:*  
 a

No. 870 Dt. 08.3.17 Rs. 100/-

Name M. Naushad Ali @

Address Mousad Ali Mondal

Stamp Vendor

SUPRABHAT NASKAR  
BARUIPUR CIVIL COURT  
SOUTH 24-PARGANAS

Teghori a  
P.O. - R.L. Pathy  
P.S. - Sonarpur

Md. Naushad. Ali @  
Md. Mousad. Ali Mondal.

100 - 150.

 258

Md. Naushad. Ali @  
Md. Mousad. Ali Mondal.

Stamp: Addl. Dist. Sub-Reg. Sonarpur, South 24 Parganas  
9 MAR 2017

 259

Md. Kiyakat Ali @  
Kiyakat Ali Mondal

Stamp: Addl. Dist. Sub-Reg. Sonarpur, South 24 Parganas  
9 MAR 2017

Kamalesh Mondal,  
S/o Santosh Mondal.  
Vill, Mukundapur, Bidhdadapur  
P.O Beniabaw  
P.S. Sonarpur  
Dist. - Bureeing

Md. Naushad Ali @  
NowSad AliMondal

2

Md. Syakhatun @  
Lakhal Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali  
Director

**WHEREAS WE**, the Principals herein by way Deed of Gift seized and possessed of or otherwise well and sufficiently entitled to the 33 Cottahs of land more or less in Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S. No. 69, Touzi No:-109, R.S. Khatian No. 55, L.R. Khatian no:- 427, Present L.R. Khatian No. 702 & 1129, R.S. Dag No. 74, L.R. Dag No. 79 hereinafter referred to as the said "land";

**AND WHEREAS** the said the Principals their name has been duly recorded in L.R. R.O.R. under L.R. Khatian No. 702 & 1129, of Mouza:- Arapanch; P.S. - Sounarpur, Dist. - South 24 Parganas.

**AND WHEREAS** an agreement for development was executed by and between ourselves and **SUKALYAN NIRMAN PRIVATE LIMITED**, PAN - AAWCS1459E, a Company incorporated under the Companies Act, 1956, having its Registered Office at 32/2, Topsia Road (South), Ground Floor, Post Office Gobido Khatiak Road, Kolkata-700046, under Police Station Topsia, represented by its two Directors namely (1) FAZLE AHMED, PAN - AADPF9036C, son of Late Abdul Waheed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 29/2, Topsia Road (South), Post Office Gobido Khatiak Road, Kolkata-700046, under Police Station Topsia and (2) MUSTAQUE AHMED, PAN - ACXPA1892M, son of Late Kamruddin Ahmed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 24/1/A, Kustia Road, Post Office Tiljala, Kolkata-700039, under Police Station Tiljala dated 09.03.2017 which was registered in the Sonarpur A.D.S.R. Office and Being No. **0825**, for the year 2017;

**AND WHEREAS** since we are busy with our day to day family affairs, in this circumstances it is necessary and also expedient for us to appoint and engage attorney for us, in our name and behalf and to do all acts, deeds and things on our behalf as we could do ourselves;

Md. NowSad. Ali Mondal



260

SUKALYAN NIRMAN PVT. LTD.

Fazole Ahmed Director



261

SUKALYAN NIRMAN PVT. LTD.

Mushleque Ahmed Director



Md. Nawshad Ali  
Now Sad. Alimondal.

3

Md. Lijakat Ali  
Leikat Alimondal

SUKALYAN INDIAN

Fazle Ahmed  
Director

SUKALYAN INDIAN

Muhammad Ahmed  
Director

NOW KNOW BY AND THESE PRESENTS WITNESS that We, the Principal do hereby nominate, constitute, appoint the (1) FAZLE AHMED, PAN - AADPF9036C, son of Late Abdul Waheed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 29/2, Topsia Road (South), Post Office Gobindo Khattik Road, Kolkata - 700046, under Police Station Topsia and (2) MUSTAQUE AHMED, PAN - ACXPA1892M, son of Late Kamruddin Ahmed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 24/1/A, Kustia Road, Post Office Tiljala, Kolkata - 700039, under Police Station Tiljala, as our true, lawful and authorized representative and/or attorney for us, in our name and on our behalf hereinafter referred to as the "Attorney" with all power to do inter-alia all acts, deeds, matters and things under this power of attorney in respect of the legal affairs of the said scheduled land i.e. to say:-

- To work, develop, control, administer, defend, possess, manage, assign, superwise, look after and maintain the management of all and administer the Schedule mentioned land written hereunder and on our behalf.
- To take any other necessary steps for the protection of the Schedule mentioned land on our behalf.
- To make, prepare, sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule mentioned land written hereunder and on our behalf.
- To appoint, engage on our behalf Advocate, Pleader, Solicitor, whenever our Attorney shall think fit and proper and to discharge and/or terminate his appointments.
- To sign in the plaint, Written Statements either supported by verification or affidavit and to file the same in any court of law and to file the Suit to proceedings and also to defend any suit or proceedings.

Md. Nareshad. Ali @  
NowSad. Alipondal.

4

Md. Hyakataba @  
Lisakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali Ahmed  
Director

- To compromise, compound or withdraw cases or be non-suited to arbitration all disputes and differences.
- To sign, verify an application for execution of decrees or orders of the Court and to purchase property for on our behalf.
- To withdraw and receive documents, or money from any Court, office or opposite party/parties, either in execution of decreed or otherwise and to do all the acts that may be necessary in connection with any of such cases and to mutate his name in the record of the concerned authorities on our behalf.
- To apply, submit, sign, issue and receive from the concerned authority or authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, designs, forms and/or any representation or representations to do, as or may be required in respect of the said property by the said Attorney at his discretion shall think fit and proper for and on behalf of me and in our name.
- To deposit any fees, charges or any other amount on behalf of me of which may have to be paid to the concerned Gram Panchayat and/or any other Authorities in respect of the said premises or at the Schedule mentioned land written hereunder.
- To apply for electricity, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or designs and/or sketches and/or undertakings and/or representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Departments of the concerned authority or Authorities of various public and/or Government or Semi Government organization and /or Autonomous Body or bodies.



Md. Naresh Ali  
Now Sad Ali Mondal

5

Md. Bijakot Ali  
Kinkot Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fahle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Saad Ahmed  
Director

- To apply to the Water Supply Department, Sewerage and drainage department of the concerned Garam Panchayat/concerned authority or Authorities and/or others for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or connections and/or line and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents and any representation of whatsoever manner or nature that is being sought to be done by the aforesaid Department of the concerned Garam Panchayat/concerned authority or Authorities and/or by others as and when necessary and/or asked for.
- That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the concerned Garam Panchayat/concerned authority or Authorities and P.W.D. for and on our behalf.
- To sign all applications, forms, affidavits, declarations, required for clearance certificate and to appear before the concerned Garam Panchayat/concerned authority or Authorities for the Clearance/completion certificate, assessment of the building.
- To appear, represent and sign on my behalf all papers, documents and writings before the necessary authority or authorities including Government of West Bengal and Government of India, J.L.R.O., B.L.R.O. Income Tax Department, concerned Municipal Corporation or any other Municipality, any Gram Panchayee, Police Authority, Fire Brigade, K.M.D.A., K.I.T., Zilla Parishad, A.D.M., D.M., Urban Development Department of Government of West Bengal, concerned Electric Supply Authority, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and all other necessary and appropriate authority or authorities in

Am

6  
Md. Naushad Ali  
6 Now Sad Ali Mondal.

md. kuyakat-Ali  
Liakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Akbar

Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Akbar

Director

connections with the sanction, modification, variation and alteration of the building plan. To seek permission in writing from the Government as per prevailing Government Rules and Regulations for assigning or transferring of the ownership right and Change or original Purpose of allotment of the said plot of land or any part of the demised land. To seek permission in writing from the government or other authority prescribed in this behalf as per the prevailing Government Rules and Regulations for allowing to change the mode or purpose of use of the demised land or any part of the demised land.

- To apply for and obtain from the concerned Electricity Board, Railway Board; concerned Garam Panchayat/concerned authority or Authorities, Telephones and other appropriate authority or authorities for the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property either temporary or permanent and/or to make alteration therein and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- To sign in the memorandum of appeal and to file the same in any court of law and also to file the same in any court of law and also to defend any appeal or appeals.
- To file any writ petition under Article 226 of the Constitution of India in any High Court in India and in the Apex Court of India and also to defend any Writ petition by taking appropriate/necessary steps.
- To institute, defend, file, contest, reply, prosecute, evidence, enforce or resist any suit or other action and proceedings, appeals, give written statement, put up objection, file petition, in any court in the Civil, Criminal, Revenue, Revisional Jurisdiction or before

an



Md. Nawshad Ali @  
7 Nawshad Ali Mondal

Md. Dujakul Ali @  
Dujakul Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fayal Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ahmed  
Director

any Tribunal or Arbitration or Income Tax Authorities on my behalf with respect to the said property and to execute and sign wakalatnama and other authorities, to act and plead, to sign and verify plaints, written statements, petitions, affidavits, verifications, objections, counter claims, applications for execution, revision, review, retrial or stay and other pleadings and also to present memorandum of appeal and other legal proceedings, processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any Advocate as my said Attorney would think fit and proper and to adjust, settle, compromise, withdraw the same in connection with the said property.

- To commence, prosecute, enforce, defend, answer and oppose all actions and other proceedings and demands touching any of the matters concerning the said scheduled land or proceeding as aforesaid before any Court, Civil or Criminal in respect of the said scheduled land.
- To sign declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memorandum of Appeal or any other document or paper in any proceedings or in any way connected herewith.
- To compromise all suits, appeals, cases and/or any legal proceedings in any court of Law, Tribunal, Authority of whatsoever manner or nature and to sign and verify all applications and solenama thereof for and on our behalf.
- To sign and receive registered with A/D letters and/or articles and/or any other documents of whatsoever nature or manner in respect of the said premises and to grant proper and effectual receipt in respect thereof.

on

Md. Naushad Ali  
8 Naushad Ali  
Nondal.

md. Ligakabali  
Ligakabali-Nondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Aqueel  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali  
Director

- Upon such receipt as aforesaid, to sign, execute and deliver deeds, instruments and assurances, conveyances as may be required for fully and effectually conveying the said property in favour of the purchaser and purchasers or their nominee or nominees and assignees as the case may be.
- To construct multi-storied building over our schedule mentioned property at their own cost and for that to engage engineers, labour contractors, labours, at their own choice on our behalf.
- To sell his allocated share to any intending purchaser, execute agreement for Sale and Deed of Conveyance/sale deed and receive the advance money/ consideration money for that purpose
- To give on lease, tenancy, mortgage, leave and license or execute any other acts, deeds, things or matter over his/ allocation.
- To negotiate on terms for and to agree to sell to the intending purchaser or purchasers at such price or prices which our said Attorney in their absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.
- To sign and execute any Deed of Conveyance or Conveyances in respect of the attorney's allocation that is 68% and constructed area or any portion thereof as per agreement between our said attorneys and ourselves in favour of any prospective purchaser or purchasers and to receive the entire consideration money in my Attorney's account from the said purchaser or purchasers and to present for registration of the said Deed of Conveyance or Conveyances before any Registrar of Assurances and/or D.S.R. and/or A.D.S.R. having authority for and to have them registered according to law and to do all other acts, deeds and things which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion thereof to such purchaser/purchasers as fully and effectually in all respect as we could do the same ourselves.

8

Mol. Naushad. Ali @  
NowSaid Ali  
Mondal  
Md. Lujakel Ali @  
Devidel- Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaque Ahmed  
Director

**AND GENERALLY** to execute and perform all acts, deeds, matters and things whatsoever in the opinion of our said attorneys ought to be done or executed and performed in relation to and/or in connection with the said scheduled land and we do hereby agree to ratify and confirm all and whatever other act or acts our said attorneys shall lawfully do execute and perform or cause to be done executed and performed in connection with the said scheduled land by virtue of the power authority and liberty conferred upon them under and by virtue of the Power given as aforesaid.

**THE SCHEDULE ABOVE REFERRED TO:**

**Part I:-**

**ALL THAT** 32% (thirty two percent, which is owners allocated share) of the newly constructed building together with proportionate share of common facilities, amenities and enjoyment of the other area of the building of All That piece and parcel of Sali land measuring about 33 (thirty three ) Cottahs be the same a little more or less in Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian No:- 427, Present L.R. Khatian No. 702 & 1129, R.S. Dag No. 74, L.R. Dag No. 79 together with all structures/ building standing thereon along with all easement rights thereto through over and underneath the Road/common passage thereto.

**Part II:-**

**ALL THAT** 68% of the flats/ units/spaces/ Car parking space (developer allocated share) as would be constructed on the proposed building after deducting the co-owners' allocation as stated above together with proportionate share and/or interest in the land and the common areas and facilities in All That piece and parcel of Sali land measuring

MD. NOWSAD ALI MONDAL

MD. NAUSHAD ALI @  
NOWSAD ALI  
MONDAL.  
MD. SUJAT ALI @  
KOLKATA

10

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muntesha Ahmed  
Director

about 33 (thirty three ) Cottahs be the same a little more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, <sup>J.L. NO- 28</sup> Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian No:- 427, Present L.R. Khatian No. 702 & 1129, R.S. Dag No. 74, L.R. Dag No. 79

**IN WITNESS WHEREOF** WE have set and subscribed our hands, signatures and seal on these presents on this the 9th day March in the year of two thousand seventeen (2017).

**SIGNED AND DELIVERED** by the

Abovenamed **MD. NAUSHAD ALI Alias NOWSAD ALI MONDAL**

at Kolkata in the presence of :

**WITNESSES:**

(1) Kamallesh Mondal,  
Mr. Muteendipal Biddhadi

(2) Khalim Rahim Mulla  
at Feoni 7 m, P.O. Malickpur  
PS Baruni pm, Kal-145.

MD. NAUSHAD ALI @  
NOWSAD ALI MONDAL.

Signature of executant No.1

MD

MD. Naeeshed. Ali  
Now Saed Ali Mondal

MD. LIYAKAT ALI  
LIYAKAT ALI MONDAL

11

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushafer Ahmed  
Director

**SIGNED AND DELIVERED** by the

Abovenamed **MD. LIYAKAT ALI Alias LIYAKAT ALI MONDAL**

at Kolkata in the presence of :

**WITNESSES:**

(1) Kamalash Mondal  
VII, Mukundapur, Bidhanpur

(2) Khalim Raham Molla  
at Foniapur, P.O. Mallickpur  
P.S. Baruiapur, Kal-145

MD. LIYAKAT ALI  
LIYAKAT ALI MONDAL

Signature of executant No.2

**SIGNED AND DELIVERED** by the

Abovenamed **FAZLE AHMED,**

at Kolkata in the presence of :

**WITNESSES:**

(1) Kamalash Mondal  
VII, Mukundapur, Bidhanpur  
P.S. Sonpur

(2) Khalim Raham Molla  
at Foniapur, P.O. Mallickpur  
P.S. Baruiapur, Kal-145

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

Signature of attorney No.1

Md. Nareshad Ali  
Nareshad Ali Mondal

12

Md. Dujatal Ali  
Dujatal Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaque Ahmed  
Director

**SIGNED AND DELIVERED** by the  
Abovenamed **MUSHTAQUE AHMED**,  
at Kolkata in the presence of :

**WITNESSES:**

(1) Kamalash Mondal  
Vill. Mukundapur - Bidharupur  
P.S. Sonapur

SUKALYAN NIRMAN PVT. LTD.

Mushtaque Ahmed  
Director

Signature of attorney No.2

(2) Khalim Rahim Malla  
at Formid m P.O - Makielun  
P.S. Barui m Kal - 142

Drafted by  
Swapan Kumar Nayak  
Advocate -  
Baruipur Civil Court  
Regn no. 1828/2013

Typed by:  
Kabirul Anam  
Kabirul Anam, Baruipur.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Md. Naeeshad Ali @  
Nowsad Ali, Mondal.*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Md. Lijakat Ali @  
Lijakat Ali - Mondal*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Fazle Ahmed*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Muhammad Ahmed*



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

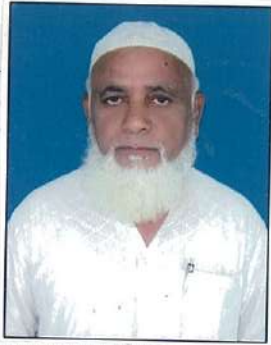

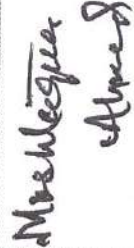

Signature / LTI Sheet of Query No/Year 16081000079202/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Md Naushad Ali Alias Nowsad Ali Mondal Teghoria, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24- Parganas, West Beimgal, India, PIN - 700150	Principal			<i>Md. Naushad Ali @ N.S. Nowsad-1708 Mondal</i>
2	Md Liyakat Ali Alias Liakat Ali Mondal Teghoria, P.O:- R K Palli, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700150	Principal			<i>md. Liyakat Ali Liakat Ali Mondal</i>
3	Mr Fazle Ahmed 29/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700046	Represent ative of Attorney [Sukalyan Nirman Private Limited ]			<i>Fazle Ahmed</i>



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Mustaque Ahmed 24/1/A, Kustia Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Represent ative of Attorney [Sukalyan Nirman Private Limited ]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Kamallesh Mondal Son of Mr Santosh Mondal Mukundapur Biddhadharpur, P.O:- Benebow, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 743330	Md Naushad Ali, Md Liyakat Ali, Mr Fazle Ahmed, Mr Mustaque Ahmed		 9/8/17	

(Prasanta Mukhopadhyay)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SONARPUR  
 South 24-Parganas, West  
 Bengal



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1608000101/2017	Date of Application	09/03/2017
Query No / Year	16081000079202/2017		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Md Naushad Ali		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr K R Molla		
Applicant Address	baruipur		
Place of Commission	sonarpur		
Expected Date and Time of Commission	09/03/2017 5:00 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			

### Major Information of the Deed

Deed No :	I-1608-01120/2017	Date of Registration	23/03/2017
Query No / Year	1608-1000079202/2017	Office where deed is registered	
Query Date	09/03/2017 3:52:29 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Naushad Ali R K Pally, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836091009, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 1,18,59,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160800825/2017		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Arapanch

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-79	LR-427	Bastu	Shali	33 Katha	20,00,000/-	1,18,59,210/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>54.45Dec</b>	<b>20,00,000 /-</b>	<b>118,59,210 /-</b>	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Md Naushad Ali, (Alias: Nowsad Ali Mondal) (Presentant)</b> Son of Md Ghulam Mustafa Teghoria, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:AIYPA1276C Status :Individual, Executed by: Self, Date of Execution: 09/03/2017, Admitted by: Self, Date of Admission: 09/03/2017, Place : Pvt. Residence
2	<b>Md Liyakat Ali, (Alias: Liakat Ali Mondal)</b> Son of Md Ghulam Mustafa Teghoria, P.O:- R K Palli, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:CQWPM8586F Status :Individual, Executed by: Self, Date of Execution: 09/03/2017, Admitted by: Self, Date of Admission: 09/03/2017, Place : Pvt. Residence

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sukalyan Nirman Private Limited</b> 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAWCS1459E Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Fazle Ahmed</b> Son of Late Abdul Waheed 29/2, Topsis Road, South, P.O:- Topsis, P.S:- Topsis, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:AADPF9036C Status : Representative, Representative of : Sukalyan Nirman Private Limited (as Director)
2	<b>Mr Mustaque Ahmed</b> Son of Late Kamruddin Ahmed 24/1/A, Kustia Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN.No.:ACXPA1892M Status : Representative, Representative of : Sukalyan Nirman Private Limited (as Director)

**Identifier Details :**

Name & address
Mr Kamalesh Mondal Son of Mr Santosh Mondal Mukundapur Biddhadharpur, P.O:- Benebow, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Md Naushad Ali, Md Liyakat Ali, Mr Fazle Ahmed, Mr Mustaque Ahmed

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Md Naushad Ali	Sukalyan Nirman Private Limited-27.225 Dec
2	Md Liyakat Ali	Sukalyan Nirman Private Limited-27.225 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Arapanch

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 79(Corresponding RS Plot No:- 74), LR Khatian No:- 427	Owner:হাজরা খাতুন বিবি, Gurdian:গোলাম মোস্তফা, Address:তেঘরি, Classification:শালি, Area:0.20000000 Acre,

**Endorsement For Deed Number : I - 160801120 / 2017**

On 09-03-2017

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

Presented for registration at 18:45 hrs on 09-03-2017, at the Private residence by Md Naushad Ali Alias Nowsad Ali Mondal, one of the Executants.

27/03/2017 Query No:-16081000079202 / 2017 Deed No :I - 160801120 / 2017, Document is digitally signed.

**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 1,18,59,210/-

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

Execution is admitted on 09/03/2017 by 1. Md Naushad Ali, Alias Nowsad Ali Mondal, Son of Md Ghulam Mustafa, Teghoria, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Business, 2. Md Liyakat Ali, Alias Liakat Ali Mondal, Son of Md Ghulam Mustafa, Teghoria, P.O: R K Palli, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Business

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur Biddhadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

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

Execution is admitted on 09-03-2017 by Mr Fazle Ahmed, Director, Sukalyan Nirman Private Limited, 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur Biddhadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 09-03-2017 by Mr Mustaque Ahmed, Director, Sukalyan Nirman Private Limited, 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur Biddhadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business



**Prasanta Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

**On 23-03-2017**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 870, Amount: Rs.100/-, Date of Purchase: 08/03/2017, Vendor name: S Naskar



**Prasanta Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2017, Page from 23787 to 23813

being No 160801120 for the year 2017.



*Prasanta*

Digitally signed by PRASANTA-  
MUKHOPADHYAY  
Date: 2017.03.27 15:45:52 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 27-03-2017 15:45:51

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)