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पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

AG 207832

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

A.D.S.R., Howrah

22 FEB 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this

..... 21st day of FEBRUARY, 2022.

BY & BETWEEN

KNOW ALL MEN BY THESE PRESENTS, I, SRI RATUL ROY (PAN - BOJPR8009G & Aadhaar No. 317966701073), Son of Late Ramesh Chandra Roy, by faith Hindu, by Nationality Indian, by occupation-Business , residing at Sapuipara , Napatti, (Barwaritala) , P.O. - Sapuipara, P.S. -Nischinda, District - Howrah, Pin - 711206, hereafter called and referred to as **“OWNER”** hereinafter referred to as the **PRINCIPALS.**

WHEREAS ALL THAT piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah,is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder;

AND WHEREAS one Gui Mati Dasi was the Original owner of **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , along with other properties, including the right of ownership and easement right of common passage area lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, and enjoyed the same without any interruption and disturbances from others and mutated in her name as owner and occupier with rayati stitibum interest in the R.S record of right and duly paid rents and taxes before the competent office under Govt.Of West Bengal.

AND WHEREAS the said Smt. Gui Mati Dasi by a registered Deed Of sale, sold and transferred her entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to One Smt. Rajlaxmi Roy by a registered Deed Of Sale executed on, 22.11.1955 being no. 6173, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 , Being Deed no.- 6173 for the year 1955 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Settlement, Settled her entire property of **ALL THAT** piece and parcel of the Bastu land measuring about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, between her two Sons namely Sri Ratul Roy and Sri Rahul Roy with a condition of looking after her , during her lifetime, and the said Deed Of Settlement, was duly registered in the Office of the District Sub Registrar at Howrah on 22.05.1985 and is recorded in Book No. 1 , Volume No. 47, Pages From 366 to 371 , Being Deed no.- 2743 for the year 1985 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy being dissatisfied by the behavior of her two sons namely Sri Ratul Roy and Sri Rahul Roy by a registered Deed Of Revocation Settlement, cancelled and / or revoked the settlement for **ALL THAT** piece and parcel of the Bastu land measuring

about **38.5 Shatak** Be the same a little more or less , including the right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, and the said Deed Of Revocation Of Settlement, was duly registered in the Office of the Additional District Sub Registrar at Howrah on 22.07.1996 and is recorded in Book No. 1 , Being Deed no.- 2504 for the year 1996 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **04 Cottah 07 Chittak 39 Square Feet** Be the same a little more or less , including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1805, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1.CD Volume No. 4, from Pages 4699 to 4710 as Being no.- 1805 for the year 2013 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred her entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **02 Cottah 08 Chittak 37 Square Feet** Be the same a little more or less , including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the

ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah,, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1806, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages from 4611 to 4628 as Being no.- 1806 for the year 2013 in the said office.

AND WHEREAS the said Smt. Rajlaxmi Roy by a registered Deed Of Gift, transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **05 Cottah 10 Chittak 13 Square Feet** Be the same a little more or less , including proportionate right of ownership and easement right of common passage area , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet, within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah,, with the right of title , easements and other interests related or incidental thereto, to his Own Son Sri Ratul Roy by a registered Deed Of Gift executed on 12.03.2013 being no. 1846, and the said Deed Of Gift, was duly registered in the Office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages from 4725 to 4736, as Being no.- 1846 for the year 2013 in the said office.

AND WHEREAS the said Sri Ratul Roy by a registered Deed Of sale, sold and transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **1 Cottah 12 chittak 40 Square Feet** Be the same a little more or less , lying and situated at Mouza - Bally, J.L No. - 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station - Nischinda, Formerly Bally, District - Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to Sri Sujoy

Pallab and Smt. Nabanita Pallab, by a registered Deed Of Sale executed on, 22.03.2017 being no. 050200952, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 0502-2017, Pages 26791 to 267808 as Being no.- 050200952 for the year 2017 in the said office.

AND WHEREAS the said Sri Ratul Roy by a registered Deed Of sale, sold and transferred his entire ownership in **ALL THAT** piece and parcel of the Bastu land measuring about **1 Cottah 11 Chittak 26 Square Feet** Be the same a little more or less , lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, with the right of title , easements and other interests related or incidental thereto, to Sri Barun Sarkar and Smt. Sonali Sarkar, by a registered Deed Of Sale executed on, 31.03.2017 being no. 050200953, and the said Deed Of Sale, was duly registered in the Office of the Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 0502-2017, Pages 33923 to 33940 as Being no.- 050200953 for the year 2017 in the said office.

AND WHEREAS the said Sri Ratul Roy having his rest of **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said

property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS the Owner herein while seized and possessed of the said property is desirous to invest his **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, which is more fully and particularly described in the Schedule ‘A’ hereunder written in a profitable manner by constructing a Multistoried building thereon;

AND WHEREAS being desirous to get more profit from their said property, the PRINCIPALS / OWNERS herein have decided to construct a new multi-storied building upon their said property, but due to lack of technical knowhow and stringency of finance, were in search of a good, experience and financially capable Developer, who could do the needful construction over their said property.

AND WHEREAS since we are not technically expert to undertake the construction ourselves we resorted to take proper assistance of the Promoters/ Developer having sound financial stability and technical knowledge.

AND WHEREAS in the meantime a Developer namely **W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CIN U70109WB2021PTC249958), (PAN-AADCW1252C)**, a company incorporated under the Companies Act, 1956

and having its Registered office at D05/0530, Vivek Pally , P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin - 711227 represented by its directors **1) SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H), (AADHAAR NO. 205076688290)**, Son of Sri Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin - 711227 , and **2) SRI BIJAN KUMAR MONDAL (PAN-AYLPM4783H), (AADHAAR NO. 585456305405)** , Son of Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. - Nischinda, District – Howrah, Pin - 711227, approached us and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side.

AND WHEREAS on the basis of such approach, the developer being experienced in developing has agreed to develop the said property at his own cost and accordingly we being the Principals / joint owners and occupiers of the aforesaid and schedule mentioned property we have executed and registered an Agreement for Development dated.... *22.02.2022*, which has been registered before the A.D.S.R. Howrah, Vide Book No.1, Deed No...*2498* for the year 2022 with **W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CIN U70109WB2021PTC249958), (PAN-AADCW1252C)**, a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally , P.O. – Ghoshpara, P.S. - Nischinda, District – Howrah, Pin - 711227 represented by its directors **1) SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H), (AADHAAR NO. 205076688290)**, Son of Sri Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. - Nischinda, District – Howrah, Pin - 711227 , and **2) SRI BIJAN KUMAR MONDAL (PAN-AYLPM4783H), (AADHAAR NO. 585456305405)** , Son of Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin -

711227, as parties of the second part of the said Agreement for Development which is treated as part and parcel of this Power of Attorney.

NOW KNOWN BY ALL MEN by these presents that we, the above named Appointers / Owners / Principals do hereby nominate, constitute and appoint **W.B. ESTATE DEVELOPERS PRIVATE LIMITED (CIN U70109WB2021PTC249958), (PAN-AADCW1252C)**, a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally , P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin - 711227 represented by its directors **1) SRI ACHINTYA KUMAR MONDAL (PAN-AOFPM9393H), (AADHAAR NO. 205076688290)**, Son of Sri Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin - 711227 , and **2) SRI BIJAN KUMAR MONDAL (PAN-AYLPM4783H), (AADHAAR NO. 585456305405)** , Son of Kusha Dhawaja Mondal, by faith – Hindu, by Occupation – Business, residing at B.B.D Sarani, P.O. – Ghoshpara, P.S. -Nischinda, District – Howrah, Pin - 711227, as our true and lawful ATTORNEYS in our names and on our behalf to do inter alia the following acts, deeds and things in respect of our property of **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, together with all right of easements, privileges and appurtenances attached to the property, mentioned in the Schedule hereunder in the manner as follows;

1. To develop, construct multi-storied building at the Schedule mentioned landed property i.e. **ALL THAT** piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration office - Howrah , District : Howrah, together with all right of easements, privileges and appurtenances attached to the property is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder.
2. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all messuages tenement hereditaments premises or any part thereof and also take possession.
3. To engage Engineer, L.B.S. Designer, Masons, Architect, Lawyer, Labours and any other kind of technical know-how for the purpose of erection of the said construction and / or project at the said premises, for and on behalf the owiaer Company.
4. To demolish the existing structures, if any and at all and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
5. To amalgamate any other adjacent property with the schedule mentioned property and to execute and register necessary Deed of Amalgamation and also execute and register any other Deed or Deeds which are necessary for the purpose of development of the schedule mentioned property on our behalf before the final handover of the building to the Land owner.

6. To pay tax, revenue, effect mutation if not done, as well as to deposit sanction fees and to take all steps necessary to be taken by us from Howrah Zilla Parishad or Panchayet office for the purpose of raising the construction at out above mentioned property.
7. To receive consideration money or earnest money or deposit in respect of newly constructed building / buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.
8. To ask, demand, sue for recovery and receipt from all and every persons, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature.
9. To present and execute all sale deeds and / or agreements relating to and / or in respect of any transfer assignment or Sale or Gift of any portion or portions of newly constructed building so far as Developer's allocation is concerned or any other portion or of the new proposed building to the appropriate authority of Registration and to appear and represent for the said property before such authority and to admit execution for the Registration of such deeds and / or documents and to deliver the same to the concerned transferee and / or appoint to any such person / persons by way of registration of such documents or deeds or instruments and / or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves and on our behalf.
10. To make, prepare or cause to be made or prepared all/any sketches, plans, applications and all other papers or documents as may be necessary and / or required for the purpose of construction and/or in reconstruction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made,

- signed, sealed, executed, affirmed, endorsed, verified, and delivered for the said purpose on our behalf.
11. To sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes applications, and all others papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or reconstruction and/or erection of building/buildings in or upon the said land or said premises any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed verified, and delivered for the said purpose on our behalf.
 12. To get back or receive the scheme for construction or building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains, and/or sewage connection (to be submitted for being sanctioned by Howrah Zilla Parishad or Improvement Trust or Fire Brigade Authorities) on our behalf.
 13. To obtain sanction building plan in the name of the Developers and to observe all the formalities before Howrah Zilla Parishad, Settlement Department, Urban Land Ceiling Department and all other statutory authorities like W.B.S.E.E.B. Calcutta Telephones etc. for and our behalf.
 14. To make over, submit file and deliver on such schemes, applications and/or all other papers and all documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Howrah Zilla Parishad, Improvement Trust, Fire Brigade Authority, competent authority under the urban land (Ceiling & Regulation) act, 1976, WBSEDCL, Police Authorities, Insurance company, or any other judicial, administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority/Authorities or any of the aforesaid schemes sanctioned as

- aforesaid and to make, sign, seal, execute, affirm, endorse verify, and deliver for the said purpose on our behalf.
15. To make correspondences, negotiate with staffs of Howrah Zilla Parishad and other authorities and even with the intending Buyers / Purchasers for the Purpose of Booking of the Flats / Units / Spaces etc. and to take and / or accept consideration either in part or in entirety in respect of the Developer's allocation as per Development Agreement dated ~~22.10.2022~~ Being No.. ~~2498~~, for the year 2022 and registered in the office of the Additional District Sub Register at Howrah.
 16. To confirm and execute any Deed/Deeds of Sale as Vendors or otherwise for recognizing and acknowledging the right of the Developer in selling the constructed area along with undivided land share in respect of Developer's allocation in favour of the intending purchaser / purchasers.
 17. To represent us before all Government, Semi- Government, Statutory Authorities and other Private and Public Sectors as men in possession with right to develop the property with further right to represent the owner Company on the strength of the Power of Attorney hereby given.
 18. To pay and/or to receive refund of the excess amount of fees, if any paid for such development purpose aforesaid in our name and on our behalf.
 19. To settle all local, political and / or any other disputes in respect of the said property at the time of execution construction work for and on their behalf.
 20. To engage lawyer, advocâte, solicitor, attorney, barrister, clerk, mohorar, authorizes representatives for acting in connection with the owner Company above mentioned property.
 21. To initiate, defend all suits, cases, proceeding in Courts including Civil, Criminal Administrative, Original Side, Appellate Side, Hon'ble High Court, Calcutta and even to the Supreme Court of India, Tribunals, Local Authority, Government, Semi-Government

Department and Private and Public Sectors / Departments Company, Trust, Partnership Firm, Registered and Unregistered Society for and on our behalf.

22. To settle all disputes either with the neighbours, local club if any for and or our behalf.
23. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on our behalf in respect of developer's allocation.
24. The Developer is authorized To enter into any agreement of Mortgage and/or hypothecation or any other agreement of the said nature with any Bank and/or Financial Institution in respect of the A Schedule mentioned property, which may create encumbrance upon the property of the PRINCIPALS for the purpose of Development and/or Building constructional works. for this purpose the Developer will be entitled to mortgage the Original Deeds of the Said Property
25. To enter into any, execute, raising contract with any person /persons, firms or company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on our behalf in respect of area for the developer's allocation only.
26. To execute and register Deeds on ownership basis or otherwise in respect of the Developer's allocation mentioned in Development Agreement dated 22.02.2022 Being No. 2498, for the year 2022 and registered in the office of the Additional District Sub-Register at Howrah and to represent the principals being Vendors in the said deed / deeds.

27. To accept consideration money including advance, consideration, attend registry office, execute documents and to deliver possession of the property (Flats / Shops / Garrage / Space etc.) to the intending Purchasers for and on behalf of the Principals in respect of the Developers allocation.
28. To obtain all licenses requires therefore in case of necessity and other necessary as and when the same required for and on our behalf.
29. To receive notices letters and the correspondences in our names and to reply the same and also appreciate the same.
30. To take electric, water, telephones, gas and other required facilities for each Flats / Units / Spaces etc. if necessary at all.
31. To manage, control, supervise and maintain the said property and to develop and dispose of the same as per terms of the original Development Agreement.
32. To receive and refund any amount from and / or to any persons against proper receipts for and on our behalf.
33. To sign and verify plaints, written statements, petitions objections, swear affidavit, adduce evidences and appear before all statutory bodies, Government or Semi-Government Departments and all Courts and also to compromise and compound settle and adjust all disputes with all or any person / persons whomsoever.
34. To submit any defend all legal proceedings, administrative proceeding, administrative proceedings or any other proceeding in connection with the raisings of construction work and transferring of the property and delivery of possession for and on our behalf.
35. To submit any revised plan, deposit fines, file as made plan and to execute in case of necessity of Deed of Declaration, Deed of Rectification or any other instruments in order to convey the intending purchasers / Buyers a perfect title in the property for and on our behalf.

36. To obtain any refund of stamp duty, court fees or any other amount from anybody or any Government Departments or any other organization of our said property on behalf of the PRINCIPALS.
37. To from any company or owners association and to give assistance to the flats owners etc. and / or maintenance work of the newly constructed masonry building in the said property for and on our behalf.
38. All that receivable by/ payable to the principals must be paid to the principals, if any.
39. This Power of Attorney will be cancelled automatically after completion of the total process i.e. selling out the flats/portion o the Developer's allocation after completion of the total project.
40. To make any other supplementary Power of Attorney relating to the Schedule Mentioned Property if required.
41. This Power of Attorney is revocable by nature.

AND GENERALLY TO DO all acts, deeds, matters, things for smooth, execution and discharge of the said Development process according to the respective shares and the owners hereby ratify and confirm and agree to ratify and confirm all and whatsoever that the said Attorneys shall do or cause to be done by virtue of this power.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Bastu land measuring about **08 (EIGHT) Cottah 09 (NINE) Chittaks 23 (TWENTY THREE) Square Feet** Be the same a little more or less , with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about **100** sq.ft little more or less with Tiles Shed and cemented flooring, including proportionate right of ownership and easement right of common passage area lying and situated at Mouza – Bally, J.L No. – 14, in R.S Dag No. 7515 , under R.S Khatian No. 2086 , Police Station – Nischinda, Formerly Bally, District – Howrah, within the ambit of Sapuipara Basukati Gram Panchayet , within the jurisdiction of Additional District Sub Registration

office - Howrah , District : Howrah, together with rights over the common passage and all sorts of other rights attached thereto, which is butted and bounded as follows :-

ON THE NORTH : Property Of Smt. Sikha Roy.

**ON THE SOUTH : Property Of Sri Dhirendranath Saha , Sri Kshitish
Saha and Sri Satish Saha.**

ON THE EAST : 14 Feet Wide Panchayet Road.

**ON THE WEST : Property Of R.S Dag No. 7515 (Part)
and 10 Feet wide Panchayet Road.**

IN WITNESS WHEREOF We , the Executant , do hereby sign, seal, put signature etc. with sound health and sound mind and without force or coercion, on this day of 21st Day of AUGUST in the year 2020 in the presence of :

Witnesses

1) *Debabrata Bose*
Bally, Howrah

Ranil Roy.

(Signature of the Executant)

2) *Srikanthi Bhosmice*
Howrah Court.

W. B. Estate Developers Pvt. Ltd.

Achintya Kumar Mondal

Director

W. B. Estate Developers Pvt. Ltd.

Bijan Kumar Mondal.

Director

(Signature of the Attorney)

Drafted and prepared

In my office ,

Arnab Kumar Neogi

Arnab Kumar Neogi F/1602/1473/2016

Advocate.



Bar Association Room No. 2

High Court Calcutta.

FORM FOR TEN FINGER IMPRESSION

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

Signature *Achintya Kumar Nanda*

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

Signature *Bijan Kumar Nanda*

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

Signature *Ratna Roy*

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





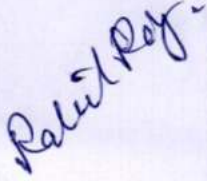


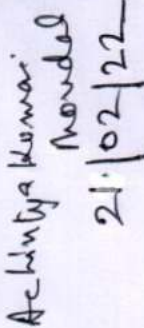


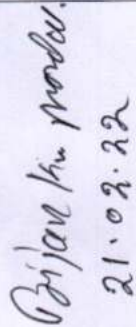
Government of West Bengal



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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022000526141/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri RATUL ROY SAPUIPARA, NAPATTI, BARWARITALA, Village:- BALLY, P.O:- SAPUIPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711206	Land Lord			
2	Shri ACHINTYA KUMAR MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Developer [W.B. ESTATE DEVELOP ERS PRIVATE LIMITED]			
3	Shri BIJAN KUMAR MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Developer [W.B. ESTATE DEVELOP ERS PRIVATE LIMITED]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SAMIR BHOUMICK Son of Shri P. BHOUMICK HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711106	Shri RATUL ROY, Shri ACHINTYA KUMAR MONDAL, Shri BIJAN KUMAR MONDAL			<i>Shri Samir Bhoumick</i> 21/02/2022

(Provash Adhikary)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 HOWRAH
 Howrah, West Bengal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN3794526



নির্বাচকের নাম : অচিন্তা কুমার মন্ডল
Elector's Name : Achintya Kumar Mondal
পিতার নাম : কুশধ্বজ মন্ডল
Father's Name : Kushadhwaaj Mondal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : XX/XX/1979

MLN3794526

ঠিকানা:
বি বা বি বাগ সরানী, বাশী, নিশিন্দা, হোৱরাহ-711227

Address:
B B D BAG SARANI
,BALLY,NISCHINDA,HOWRAH-711227

ম. দাস

Date: 05/12/2013

184-ডোমজুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

টিকার পরিবর্তন হলে মূল টিকার খোঁজা দিয়ে সব তথ্য ও ঠিকানা
নম্বরে মূল মত্রে পরিবর্তন স্বাক্ষর করে বিক্রেতা কর্তৃক এই
পরিবর্তনের সংশ্লিষ্ট তথ্য সংগ্রহ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

21/07/10

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ACHINTYA KUMAR MONDAL

KUSHA DHAJA MONDAL

11/08/1980

Permanent Account Number

AOFPM9393H

Achintya Kumar Mondal

Signature



28102005



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভাগিকাক্তির আই ডি/Enrollment No.: 2010/19019/03637

To

অচিন্ত্য কুমার মন্ডল

Achintya Kumar Mondal

S/O Kushadhwa Mondal

- NISHCHINDA BIBEK PALLI

GHOSHPARA NISCHINDA

Anandanagar Haora

West Bengal 711227

9830255935

16433451



MN164334517DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2050 7668 8290

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অচিন্ত্য কুমার মন্ডল

Achintya Kumar Mondal

পিতা : কুশধ্বজ মন্ডল

Father : Kushadhwa Mondal

জন্ম সাল / Year of Birth : 1980

পুরুষ / Male



2050 7668 8290

আধার - সাধারণ মানুষের অধিকার



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MLN3794542



নির্বাচকের নাম : বিজন কুমার মন্ডল
Elector's Name : Bijan Kumar Mondal
পিতার নাম : কুশধ্বজ মন্ডল
Father's Name : Kushadhwa Mondal
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : XX/XX/1983

MLN3794542

ঠিকানা:
বি বা সি বাগ সারানী, খালী, দিঙ্গিপা, হাওড়া-711227

Address:
B B D BAG SARANI
,BALLY,NISCHINDA,HOWRAH-711227

ম. দাস

Date: 05/12/2013
184-ডোমজুর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
184-Domjur Constituency

বিবরণ পরিবর্তন হলে নতুন ঠিকানাতে ঘোষণা দিয়ে নতুন রোল ও এন্ট্রি
সম্বন্ধে জমা করা পরিচয়পত্র শেয়ার অফ ইলেক্টরাল রোল এই
পরিচয়পত্রের নম্বরের উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

आयकर विभाग

INCOME TAX DEPARTMENT

BIJAN KUMAR MONDAL
KUSODDHAJA MONDAL

10/03/1983

Permanent Account Number

AYLPM4783H

Bijan K Mondal

Signature



भारत सरकार

GOVT. OF INDIA





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19019/03639

To

বিজন কুমার মন্ডল

Bijan Kumar Mondal

S/O Kusoddhaja Mondal

- NISHCHINDA BIBEK PALLI

GHOSHPARA

NISCHINDA

Anandanagar

Haora

West Bengal 711227

9830255935

18/07/2013
27507265



MN275072655FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5854 5630 5405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিজন কুমার মন্ডল

Bijan Kumar Mondal

পিতা : কুশধ্বজ মন্ডল

Father : Kusoddhaja Mondal

জন্ম সাল / Year of Birth : 1983

পুরুষ / Male



5854 5630 5405

আধার - সাধারণ মানুষের অধিকার


 ভারতের নির্বাচন কমিশন
 परिचय पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 MLN1442284





নির্বাচকের নাম : রাতুল রায়
 Elector's Name : Ratul Ray
 পিতার নাম : রমেশ রায়
 Father's Name : Ramesh Ray
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX / XX / 1955
 Date of Birth : XX / XX / 1955

MLN1442284

ঠিকানা:
 নপাটী (অংশ বিশেষ) সাপুপড়া বনুকাটি বন্দী হাওড়া
 711227

Address:
 Napatti (Ansha Bishesh Sapulpada
 Baaukati Bally Howrah 711227



Date: 06/08/2007
 166-ডোমজুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আফিসারের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 166-Doonjur Constituency

বিকল্প পরিবর্তন হলে নতুন ঠিকানার ত্রুটির সিলে নাম
 তোলা বা একই বছরের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT
RATUL ROY
RAMESH CHANDRA ROY



भारत सरकार
GOVT. OF INDIA



03/03/1954

Permanent Account Number
BOJPR8009G

Ratul Roy

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आपका पैन सेवा यूनिट, UHTISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614



ভারত সরকার
GOVERNMENT OF INDIA



হাটুল রায়
Ratul Roy
পিতা : রমেশ চন্দ্র রায়
Father RAMESH CHANDRA ROY

জন্মসাল/Year of Birth: 1954
সুখ/ Male



3179 6670 1073

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: C/O হাটুল রায়, নাপট্টী পাড়া
পশ্চিম ঘোষপারা, হাওরা, পশ্চিমবঙ্গ
711227

Address: C/O Ratul Roy,
SAPUI PARA, NAPATTY,
Ghoshpara, Haora, West
Bengal, 711227

1947
1800 180 1947

help @ uidai.gov.in

www uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AADCW1252C

नाम / Name	WB ESTATE DEVELOPERS PRIVATE LIMITED	
निगमन/गठन की तारीख Date of Incorporation / Formation	30/11/2021	
		Signature Not Verified Digitally signed by Income Tax Deptt. Date: 2021.11.30 01:28:11 GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
AADCW1252C		
नाम / Name WB ESTATE DEVELOPERS PRIVATE LIMITED		
निगमन/गठन की तारीख Date of Incorporation/Formation 30/11/2021		

इस कार्ड के खोने/पाने पर कृपया सूचित करें/बोटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, माउरी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Maatri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

202498/2

GRN Details

GRN: 192021220187795458 Payment Mode: Online Payment (SBI Epay)
GRN Date: 18/02/2022 14:21:05 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4042152460120 BRN Date: 18/02/2022 14:02:34
Gateway Ref ID: CHI7317260 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000526141/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Achintya mondal
Address: Bally Howrah
Mobile: 9433419320
Depositor Status: Others
Query No: 2000526141
Applicant's Name: Mr ARNAB KUMAR NEOGI
Identification No: 2000526141/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000526141/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	2000526141/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6541

IN WORDS: SIX THOUSAND FIVE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0502-02499/2022	Date of Registration	22/02/2022
Query No / Year	0502-2000526141/2022	Office where deed is registered	
Query Date	17/02/2022 11:55:10 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	ARNAB KUMAR NEOGI BALLY DURGAPUR DURGABARI, Thana : Bally, District : Howrah, WEST BENGAL, Mobile No. : 9830706109, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,38,707/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7515	RS-2086	Bastu	Bastu	8 Katha 9 Chatak 23 Sq Ft	1/-	42,11,707/-	Property is on Road
Grand Total :					14.1808Dec	1 /-	42,11,707 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri RATUL ROY (Presentant) Son of Late RAMESH CHANDRA ROY SAPUIPARA, NAPATTI, BARWARITALA, Village:- BALLY, P.O:- SAPUIPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx9G, Aadhaar No: 31xxxxxxxx1073, Status :Individual Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	W.B. ESTATE DEVELOPERS PRIVATE LIMITED D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri ACHINTYA KUMAR MONDAL Son of Shri KUSHA DHWAJA MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx3H, Aadhaar No: 20xxxxxxxx8290 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	Shri BIJAN KUMAR MONDAL Son of Shri KUSHA DHWAJA MONDAL B.B.D SARANI, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3H, Aadhaar No: 58xxxxxxxx5405 Status : Representative, Representative of : W.B. ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMIR BHOUMICK Son of Shri P. BHOUMICK HOWRAH COURT, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711106			

Identifier Of Shri RATUL ROY, Shri ACHINTYA KUMAR MONDAL, Shri BIJAN KUMAR MONDAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri RATUL ROY	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-14.1808 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri RATUL ROY	W.B. ESTATE DEVELOPERS PRIVATE LIMITED-100.00000000 Sq Ft

On 21-02-2022

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

Presented for registration at 17:57 hrs on 21-02-2022, at the Private residence by Shri RATUL ROY ,Executant.

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 42,38,707/-

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

Execution is admitted on 21/02/2022 by Shri RATUL ROY, Son of Late RAMESH CHANDRA ROY, SAPUIPARA, NAPATTI, BARWARITALA, P.O: SAPUIPARA, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711206, by caste Hindu, by Profession Business

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-02-2022 by Shri ACHINTYA KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-02-2022 by Shri BIJAN KUMAR MONDAL, DIRECTOR, W.B. ESTATE DEVELOPERS PRIVATE LIMITED (Private Limited Company), D05/0530, VIVEK PALLY, Village:- BALLY, P.O:- GHOSHPARA, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Shri SAMIR BHOUMICK, , , Son of Shri P. BHOUMICK, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by profession Law Clerk



Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 22-02-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 2:23PM with Govt. Ref. No: 192021220187795458 on 18-02-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 4042152460120 on 18-02-2022, Head of Account 0030-03-104-001-16

Online on 22/02/2022 3:53PM with Govt. Ref. No: 192021220190649981 on 22-02-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNXCGV1 on 22-02-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5251, Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: Probal Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/02/2022 2:23PM with Govt. Ref. No: 192021220187795458 on 18-02-2022, Amount Rs: 6,520/-, Bank SBI EPay (SBlePay), Ref. No. 4042152460120 on 18-02-2022, Head of Account 0030-02-103-003-02

Online on 22/02/2022 3:53PM with Govt. Ref. No: 192021220190649981 on 22-02-2022, Amount Rs: 400/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNXCGV1 on 22-02-2022, Head of Account 0030-02-103-003-02



Provas Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2022, Page from 117887 to 117929
being No 050202499 for the year 2022.



Digitally signed by PROVASH
ADHIKARY
Date: 2022.03.14 20:08:19 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2022/03/14 08:08:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)