

3758/2021

2-3867/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 516853

22/10/21 @
11:00 am

Abhis Ray

Sawat Ray

मनोरमा राय

Mohammad Sami

Md. Rezaul Karim

BRICKS PROPERTIES

Amrit Halder
Proprietor

Certified that the Endorsement
Sheet's and the Signatures
attached to this document are
part of the Document.

Add. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

22 OCT 2021

COURT FEE

Rs. 0; Rs. 10; Rs. 20

CF-01

G.R.N. 192021220098982478

QUERY NO: -3002107907/2021

DEVELOPMENT POWER OF ATTORNEY

Contd...P/2

18/1

Advocate

Ashis Roy

Saswat Ray

MANORAMA RAY

Mohammed Muslim

MD. REZAUR RAHMAN,

BRICKS PROPERTIES

Anil Mondal
Proprietor

::2::

THIS DEVELOPMENT POWER OF ATTORNEY is made and entered into this 22nd day of October 2021 at Kulti, West Bengal by and **BETWEEN:-**

1. **ASHIS ROY**, son of Shree Ganesh Roy, by caste Hindu, by nationality Indian, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: BUHPR8442K**, **Aadhar no: 4969 5224 3203**; **Mobile No. 9732180000** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 1**;
2. **SASWAT RAY**, son of Shree Ganesh Ray, by caste Hindu, by nationality Indian, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: AOAPR7374C**, **Aadhar no: 7093 6976 1066**; **Mobile No. 7001806002** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 2**;
3. **MANORAMA RAY**, D/o. Bhim Ray, wife of Ganesh Ray, by caste Hindu, by nationality Indian, by occupation Business, and resident of Birja Pally, G.T Road, Sanyasi Tala, Kulti, Paschim Burdwan, West Bengal, Pin: 713343; **Pan no: AFZPR4169P**, **Aadhar no: 3538 8578 5283**; **Mobile No. 9732080000** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 3**;
4. **MOHAMMAD MUSLIM**, son of Mohammed Siddique, by caste Muslim, by nationality Indian, by occupation Business, and resident of 2B/H/1, Chatu Babu Lane, Intally S.O, Entally, Kolkata, West Bengal, Pin: 700014 ; **Pan no: ADLPM0182H**, **Aadhar no: 4676 4013 3863**; **Mobile No. 9433043443**, which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 4**;
5. **MD REZAUR RAHMAN**, son of Khalilur Rahman, by caste Muslim, by nationality Indian, by occupation Business, and resident of Akhtari Manzil, Jamtara Road, Near Petrol Pump, Mihijam, Jamtara, Jharkhand, Pin: 815354; **Pan no: ACGPR8605J**, **Aadhar no: 8116 5239 4635**; **Mobile No. 9931310373** which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns hereinafter referred to as the **LAND OWNER No 5**;

LAND OWNER No 1, LAND OWNER No 2, LAND OWNER No 3, LAND OWNER No 4, LAND OWNER No 5, hereinafter jointly collectively referred to as the "LAND OWNER" or the FIRST PART.

Essehams
Advocate

Contd...P/3

Ashis Ray
Saswat Ray
H/2/1 RTU
Mohammed Muslim
Md. Rezaur Rahman

BRICKS PROPERTIES
Ajit Maji
Proprietor

::3::
AND

M/s: BRICKS PROPERTIES, a proprietorship firm, represented by Proprietor: Mr. AVIJIT MAJI, PAN- (BVQPM0775A) son of Nemai Maji, by caste Hindu, by nationality Indian, by occupation Business, residing at :2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim Burdwan, West Bengal, Pin: 713212. Aadhar no:- 4814 4509 4020, Mobile No. 7699991135 having office at 2B/2, Street no:-2, Behind Mission Hospital, Vivekananda Park, Arra, Durgapur, Paschim Burdwan, West Bengal, Pin: 713212, which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, administrators and legal representatives hereinafter referred to as the "DEVELOPER" of the **SECOND PART.**

"Land owner" or the "Developer" individually referred to as "Party" collectively referred to as "Parties".

Whereas the Property as described is owned and possessed by:

1. Sri Ashis Ray by virtue of registered deed of sale being No: 022401497 dated 4th May, 2016.
2. Sri Saswat Ray by virtue of registered deed of sale being No: 022401500 dated 4th May, 2016.
3. Smt Manorama Ray by virtue of registered deed of sale being No: I-002401503/16 dated 4th May, 2016.
4. Md Muslim by virtue of registered deed of sale being No: I-022401635/16 dated: 17th May, 2016.
5. Md Rezaur Rahman by virtue of registered deed of sale being No: I-478 dated 13th March, 2014.

LAND OWNERS who were the recorded owner of the schedule mentioned landed property and their

| J.L No | R.S & L.R Plot No: | R.S & L.R Khatlan No | MOUZA | BLOCK | Share (Acre) | Shareholder | Class |
|--------|--------------------|----------------------|-------|-------|--------------|------------------|-------|
| 29 | 135 | 352 | RAIDI | KULTI | 1.56 | ASHIS ROY | Baid |
| 29 | 135 | 355 | RAIDI | KULTI | 0.97 | SASWAT RAY | Baid |
| 29 | 135 | 356 | RAIDI | KULTI | 1.55 | MANORAMA RAY | Baid |
| 29 | 135 | 362 | RAIDI | KULTI | 0.28 | MD MUSLIM | Baid |
| 29 | 135 | 402 | RAIDI | KULTI | 0.56 | MD REZAUR RAIMAN | Baid |

names have been duly and correctly recorded in L.R. record of rights as under mentioned.

Contd...P/4

esham's
advocate

Ashis Ray

Saswat Ray

SHRISHI RAY

Mohammad Musli
Md. Rezaul Karim

::4::

BRICKS PROPERTIES

Anil H. G.
Proprietor

- A. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 352**, measuring **1.56 acre, baid land** belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Shakuntala Kumari, wife of Ananda Gorai by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no:31, Pages: 6333 to 6347, Being No: 10921 for the year 2011. The Said Smt Shakuntala Kumari wife of Ananda Gorai further on 4th May ,2016 transferred her rights, title, interest and possession of the aforesaid property in favour of **Shri ASHIS RAY, (LAND OWNER No 1) PAN No: (BHUPR8442K)** son of Shree Ganesh Roy by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26416 to 26433, Being No: 022401497 for the year 2016.
- B. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 355**, measuring **0.97 acre, baid land** belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol with Being No: I-10916 for the year 2011 **AND** in favour of Smt Dipali Rakshit wife of Shri Ashok Kumar Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 31, Page no: 6183 to 6197, Being No: 10913 for the year 2011. The Said Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit **JOINTLY** with Smt Dipali Rakshit wife of Shri Ashok Kumar Rakshit further on 4th May ,2016 transferred their rights, title, interest and possession of the aforesaid property in favor of **Shri SASWAT RAY, (LAND OWNER No 2) PAN No:(AOAPR7374C)** son of Shree Ganesh Ray by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26467 to 26486, Being No: 022401500 for the year 2016.
- C. Originally the property situated at **Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 356**, measuring **1.55 acre, baid land** belonged to 1) Ibrahim Golaria son of Abdul Sukur Golaria and 2) Dabir Golaria son of Abdul Sukur Golaria who jointly on 24th November, 2011 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol with Being No: I-10916 for the year 2011 **AND** in favour of Smt Shakuntala Kumari wife of Shri Ananda Gorai by

Contd...P/5

Er. Sharme
Advocate

Ahu Ray

Sarwat Ray

MANORAMA RAY

Mohammad Mustafa
Md. Rezaul Karim

BRICKS PROPERTIES

Angit H. of
Proprietor

::5::

executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 31, Page no: 6333 to 6347, Being No: 10921 for the year 2011. The Said Smt Binita Gorai Alias Rakshit wife of Shri Aniruddha Rakshit JOINTLY with Smt Shakuntala Kumari wife of Shri Ananda Gorai further on 4th May, 2016 transferred their rights, title, interest and possession of the aforesaid property in favour of Smt MANORAMA RAY, (LAND OWNER No 3) PAN No:(AFZPR4169P) D/o. Bhim Ray, wife of Shree Ganesh Ray by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 26521 to 26540, Being No: 022401503 for the year 2016.

- D. Originally the property situated at Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 362, measuring 0.28 acre, baid land belonged to Sri Suresh Yadav, Son of Late Ramdular Yadav who on 6th January, 2010 transferred his rights, title, interest and possession of the aforesaid property in favour of Smt Shakuntala Kumari wife of Shri Ananda Gorai by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Asansol and recorded in Book No:1, Volume no: 1, Page no: 1791 to 1806, Being No: 00110 for the year 2010. The Said Smt Shakuntala Kumari wife of Shri Ananda Gorai further on 17th May, 2016 transferred her rights, title, interest and possession of the aforesaid property in favour of MOHAMMAD MUSLIM, (LAND OWNER No 4) PAN No:(ADLPM0182H) son of MD Siddique by executing and registering a deed of sale for a valuable consideration which was registered in the office of Additional District Sub-registrar at Kulti and recorded in Book No:1, Volume no: 0224-2016, Page no: 28835 to 28851, Being No: 022401635 for the year 2016.
- E. Originally the property situated at Block- Kulti, Mouja- Raidi, J.L No: 29, R.S & L.R Dag No: 135 , L.R Khatian No: 402, measuring 0.56 acre, baid land belonged to Shaktipada Mondal, Son of Late Banku Bihari Mondal who in the year 1970 transferred his rights, title, interest and possession of the aforesaid property in favour of 1) Smt Purnia Goalini Yadav (since deceased) wife of Soba Yadav and 2) Soba Yadav (since deceased) son of Late Golak Yadav by executing and registering a deed of sale for a valuable consideration which was registered in the office of Sub Registry Office Asansol being deed No: 4056 for the year 1970.

WHEREAS while owning and possessing the said land aforesaid 1) Smt Purnia Goalini Yadav and 2) Soba Yadav died leaving their only son Ram Dular Yadav (since deceased) as their only legal heir who inherited the said land more fully mentioned in the clause.

AND WHEREAS since such acquired said Ram Dular Yadav while owing and possessing the said land died leaving his two sons namely 1) Suresh Yadav and 2) Naresh Yadav herein as his only legal heirs who inherited the said land left by deceased Ram Dular Yadav and have become lawful and rightful owners of the said lands more fully mentioned in the clause.

The Said Suresh Yadav and Naresh Yadav son of Late Ram Dular Yadav further on 13th March, 2014 JOINTLY transferred their rights, title, interest and possession of the aforesaid property in favour of

Contd...P/6

CB Sharma
Advocate

Abu Ray

Saswat Ray

HARI RAY

Mohammed Asad
Md. Rezaul Rahman

BRICKS PROPERTIES

Avijit Maji
Proprietor

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MD REZAUR RAHMAN, (LAND OWNER No 5) PAN No:(ACGPR8605J) son of MD Khalilur Rahaman by executing and registering a deed of sale for a valuable consideration which was registered in the office of District Sub Registrar at Kulti being deed No: I-00478 of 2014.

The **LAND OWNER** herein jointly decided and expressed an interest to provide only **2.3 Bigha** of the said property as mentioned in "**The FIRST SCHEDULE DESCRIPTION OF PROPERTY**" to develop for business; and having come to know the desire of the Owners, the **DEVELOPER** herein accepted the proposal of the **LAND OWNER**.

AND WHEREAS the land owners entered into a Development Agreement with "**BRICKS PROPERTIES**" a proprietorship firm having its Office at 2B/2, Vivekananda Park, Tetikhola, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN-713212 represented by its Proprietor **SRI AVIJIT MAJI (PAN – BVQPMO775A)** Son of Sri Nemai Maji, by faith Hindu, by Occupation Business, by Nationality Indian, resident of 2B/2, Vivekananda Park, Tetikhola, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN-713212 and the same has been duly Registered before the **A.D.S.R Kulti vide Deed No. I-232402467 for the year 2021, Page No. 53777 to 53818, Volume No. 2324-2021.**

AND WHEREAS we do hereby nominate, constitute and appoint, "**BRICKS PROPERTIES**" a proprietorship firm having its Office at 2B/2, Vivekananda Park, Tetikhola, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN-713212 represented by its Proprietor **SRI AVIJIT MAJI (PAN – BVQPMO775A)** Son of Sri Nemai Maji, by faith Hindu, by Occupation Business, by Nationality Indian, resident of 2B/2, Vivekananda Park, Tetikhola, P.S.- New Township, District- Paschim Bardhaman, West Bengal, PIN-713212 as our Lawful Attorney to do and Perform the following acts, deeds and things on our behalf in connection with our Landed Property either solely or Jointly.

1. To manage and Supervise the Construction of multi-storied building to be raised on my landed property (details of which has been given in the Schedule below). That will be constructed at the cost of Developer i.e. "**BRICKS PROPERTIES**".
2. To represent our before the concerned Registrar Office for registering, sale/sale/lease deeds and to execute all such Deed of Conveyances for selling the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above our Landed Property mentioned in the schedule save and accept those flat which are allotted in our favour through **Development Agreement vide deed No. I-232402467 for the year 2021, Serial No-2375 for the year 2021, Page No. 53777 to 53818, Volume No. 2324-2021** executed at A.D.S.R Office Kulti.
3. To book the flats/Apartments/Parking Spaces etc., directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.

Abshammy
Advocate

Contd...P/7

Ashis Roy

Saswat Ray

MANORAMA RAY

Manchamod Shukla

Md. Rezaul Rahman

BRICKS PROPERTIES

Agent of Proprietor

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4. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.
5. If any Legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that our behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any Office or authority of the Government or Gram Panchayat or Labour Department or Land Revenue Office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him / there.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handling over the flats to the prospective buyers.

The FIRST SCHEDULE DESCRIPTION OF PROPERTY

That a piece and parcel of **Biad** land measuring about **76 decimal / 46 cottah** on the **SOUTH** Direction of a plot with credentials under mentioned

| J.L No | R.S & L.R Plot No: | R.S & L.R Khatian No | MOUZA | BLOCK | Share (Acre) | Shareholder | Class |
|--------|--------------------|----------------------|-------|-------|--------------|------------------|-------|
| 29 | 135 | 352 | RAIDI | KULTI | 0.24 | ASHIS ROY | Baid |
| 29 | 135 | 355 | RAIDI | KULTI | 0.15 | SASWAT RAY | Baid |
| 29 | 135 | 356 | RAIDI | KULTI | 0.24 | MANORAMA RAY | Baid |
| 29 | 135 | 362 | RAIDI | KULTI | 0.04 | MD MUSLIM | Baid |
| 29 | 135 | 402 | RAIDI | KULTI | 0.09 | MD REZAUR RAHMAN | Baid |

under Police Station **KULTI**, in the district of Paschim Burdwan under the jurisdiction of Kulti Municipality presently under Asansol Municipal Corporation, butted and bounded as follows: -

On the North: Remaining part of landowners (Which is not the part and parcel of the instant Agreement Property)

On the South: Boundary & Ram Nivas Ray Factory

On the East: Boundary & Rakhit's Land

On the West : Boundary & Birla housing complex

Contd...P/8

Advocate

::8::

IN WITNESS WHEREOF We, the Executants and the Attorney hereto set and subscribe our respective hands and signature on these presents on the 22nd day of October, 2021 at A.D.S.R. Office Kulti.

WITNESSES:-

1) Rakesh Shankar Sarker
S/o Ramesh Chandra Sarker
24/8, Shivaji Road, Block I
Sector - A Zone City Durgapur
P.O. Durgapur P.S. Durgapur
Dt Paschim Bardhaman
(W.B.) India PIN - 713204

2) Bijesh Prasad
S/o Suresh Prasad
Durgapur - 3
Dt Paschim Bardhaman
(W.B.)

Ashis Ray
Saswat Ray
H-11211 214
Mohammad Reza
Md. Rezaul Karim

SIGNATURE OF THE EXECUTANTS

BRICKS PROPERTIES

Angit Hafi
Proprietor

SIGNATURE OF THE ATTORNEY

Is Attested by one of the Executant

Ashis Ray

SIGNATURE OF THE EXECUTANT

Drafted & typed in my Office

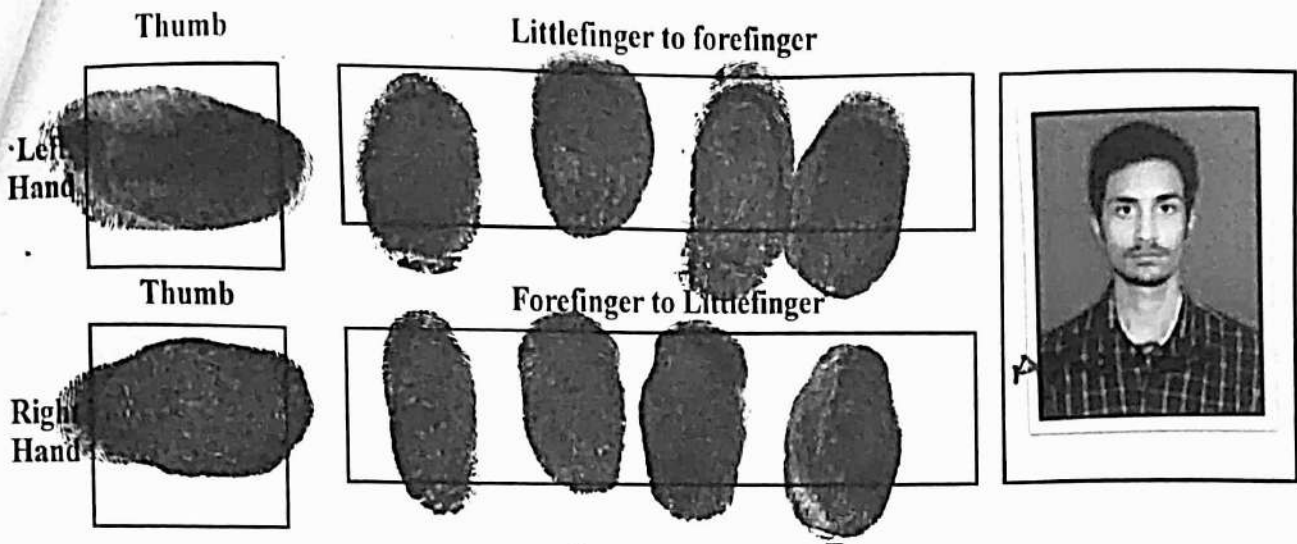
Chandra Bhan Sharma

(CHANDRA BHAN SHARMA)

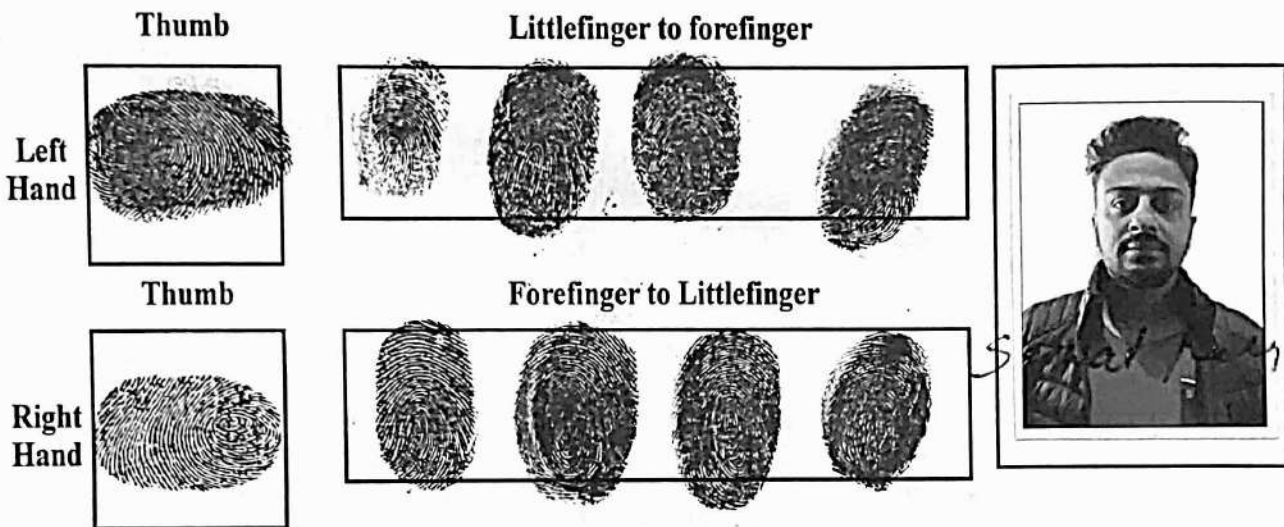
Advocate/Asansol Court.

Enrolment No. WB-215/1994

(A sheet containing the self-attested photo & fingerprint duly attested by the parties concerning attached herewith this Deed and shall form part of this Deed.)



Finger Print attested by me: *Apsho Ray*



Finger Print attested by me: *Saswat Ray*



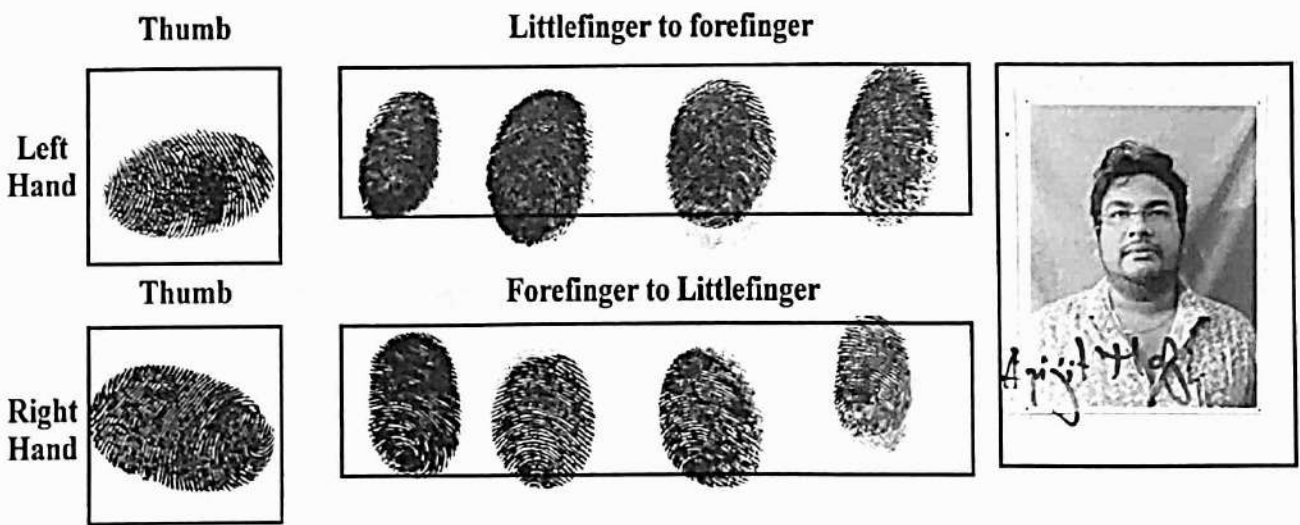
Finger Print attested by me: *मेनका राय*



Finger Print attested by me: Muhammad Azeeli



Finger Print attested by me: Md. Rezaeet Rahman



Finger Print attested by me: Anjit Thakur



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

GRN Details

GRN: 192021220098982478 **Payment Mode:** Online Payment (SBI Epay)
GRN Date: 22/10/2021 12:27:29 **Bank/Gateway:** SBIEPay Payment Gateway
BRN : 9166062208815 **BRN Date:** 22/10/2021 12:10:24
Gateway Ref ID: 202129556989496 **Method:** State Bank of India New PG CC
Payment Status: Successful **Payment Ref. No:** 3002107907/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Rabishankar Sarkar
Address: 24/8 Shivaji Road
Mobile: 9476324469
Email: rabi2sail@gmail.com
Contact No: 09476324469
Depositor Status: Buyer/Claimants
Query No: 3002107907
Applicant's Name: Mr CHANDRA BHAN SHARMA
Address: A.D.S.R. KULTI
Office Name: A.D.S.R. KULTI
Identification No: 3002107907/8/2021
Remarks: Sale, Development Power of Attorney Payment No 8

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 3002107907/8/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 9920 |
| 2 | 3002107907/8/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | Total | 9941 |

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT
ASHIS ROY




भारत सरकार
GOVT. OF INDIA

SHREE GANESH ROY

18/03/1995
Permanent Account Number

BUHPR8442K


Signature




Ashis Roy

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


इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITISL
प्लॉट नं० ३, सेक्टर ११, एमडीसी बेलपुर,
नवी मुंबई-४०० ६१४.


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SASWAT RAY
SHREE GANESH RAY

04/08/1989
 Permanent Account Number
AOAPR7374C





Saswat Ray
 Signature

23072010

इस कार्ड के खाने / एने पर प्रयोग सुविधा नहीं है। सिद्ध है :
 आयकर विभाग द्वारा जारी, एवं एने के एने
 सिविल नॉर्मल, नयायन केने, एवं
 एने एने एने एने एने एने एने
 एने, एने - 411 045

*If this card is lost / someone's lost card is found,
 please inform / return to:*

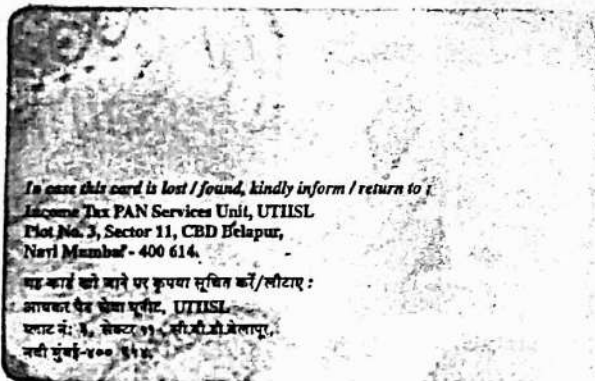
Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 Near Bazar Telephone Exchange,
 Banner, Pune - 411 045.

Tel: 91-20-2721 8001, Fax: 91-20-2721 8031
 e-mail: tininfo@nsdl.co.in

Saswat Ray



मनोरमा राय



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADLPM0182H

नाम/Name
MOHAMMAD MUSLIM

पिता का नाम / Father's Name
MOHAMMED SIDDIQUE

जन्म की तारीख / Date of Birth
26/06/1951

हस्ताक्षर / Signature



Mohammad Arshad




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MD REZAUR RAHMAN
KHALILUR RAHMAN
12/10/1951

Permanent Account Number
ACGPR8605J

Md. Rezaur Rahman
Signature



Md. Rezaur Rahman

आयकर विभाग

INCOME TAX DEPARTMENT

AVIJIT MAJI

NEMAI MAJI

27/12/1993

Permanent Account Number

BVQPM0775A

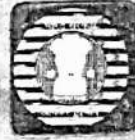
Avijit Maji

Signature



भारत सरकार

GOVT. OF INDIA



Avijit Maji



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1108/15005/01632

03/02/2016 To
Rabi Shankar Sarkar
24/8 SHIVAJI ROAD
Durgapur (m Corp.)
Durgapur Steel Town West
Barddhaman Barddhaman
West Bengal 713204

330516718



MA305167181FT



आपका आधार क्रमांक / Your Aadhaar No. :

7114 3442 4672

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Rabi Shankar Sarkar
Father : Remash Ch Sarkar
DOB : 21/02/1969
Male



7114 3442 4672

आधार - आम आदमी का अधिकार

Rabishankar Sarkar

Major Information of the Deed

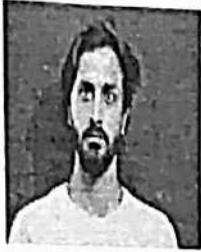

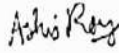





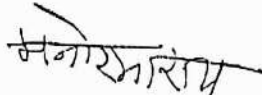
| | | | |
|--|--|---------------------------------|------------|
| Deed No : | I-2324-03867/2021 | Date of Registration | 22/10/2021 |
| Query No / Year | 2324-3002107907/2021 | Office where deed is registered | |
| Query Date | 18/10/2021 3:14:53 PM | 2324-3002107907/2021 | |
| Applicant Name, Address & Other Details | CHANDRA BHAN SHARMA ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9832193887, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0139] Sale, Development Power of Attorney | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| | Rs. 84,49,151/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,020/- (Article:48(g)) | Rs. 21/- (Article:E, E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |







Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Raidi, JI No: 29, Pin Code : 713343

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-135 (RS :-) | LR-352 | Bastu | Baid | 24 Dec | | 26,68,153/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2 | LR-135 (RS :-) | LR-355 | Bastu | Baid | 15 Dec | | 16,67,596/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L3 | LR-135 (RS :-) | LR-356 | Bastu | Baid | 24 Dec | | 26,68,153/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L4 | LR-135 (RS :-) | LR-362 | Bastu | Baid | 4 Dec | | 4,44,692/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L5 | LR-135 (RS :-) | LR-402 | Bastu | Baid | 9 Dec | | 10,00,557/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| TOTAL : | | | | | 76Dec | 0 /- | 84,49,151 /- | |
| Grand Total : | | | | | 76Dec | 0 /- | 84,49,151 /- | |

Principal Details :



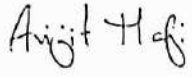


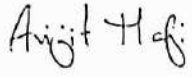


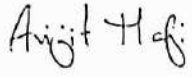
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name Shri ASHIS ROY (Presentant) Son of Shree Ganesh Roy Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | Photo  22/10/2021 | Finger Print  LTI 22/10/2021 | Signature  22/10/2021 |
| BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx2K, Aadhaar No: 49xxxxxxxx3203, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | | | | |
| 2 | Name Shri SASWAT RAY Son of Shree Ganesh Ray Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | Photo  22/10/2021 | Finger Print  LTI 22/10/2021 | Signature  22/10/2021 |
| BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx4C, Aadhaar No: 70xxxxxxxx1066, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | | | | |
| 3 | Name MANORAMA RAY Daughter of Bhim Ray WIFE OF Ganesh Ray Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | Photo  22/10/2021 | Finger Print  LTI 22/10/2021 | Signature  22/10/2021 |
| BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9P, Aadhaar No: 35xxxxxxxx5283, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| MOHAMMAD MUSLIM Son of Mohammad Siddique Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office |  22/10/2021 |  LTI 22/10/2021 |  22/10/2021 |
| 2B/H/1, CHATU BABU LANE, INTALLY, City:- Kolkata, P.O:- Entaly, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 46xxxxxxxx3863, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| MD REZAUR RAHMAN Son of Khalilur Rahman Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office |  22/10/2021 |  LTI 22/10/2021 |  22/10/2021 |
| AKHTARI MANZIL, JAMTARA ROAD, NEAR PETROL PUMP, City:- , P.O:- Mihijam, District:-Jamtara, Jharkhand, India, PIN:- 815354 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5J, Aadhaar No: 81xxxxxxxx4635, Status :Individual, Executed by: Self, Date of Execution: 22/10/2021 , Admitted by: Self, Date of Admission: 22/10/2021 ,Place : Office | | | |

Attorney Details :



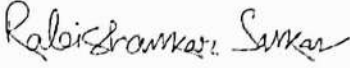
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | M S BRICKS PROPERTIES 2B/2, STREET NO. 2, BEHIND MISSION HOPITAL, VIVEKANANDA PARK, ARRA, DURGAPUR, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: BVxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI 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> Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 22/10/2021, , Admitted by: Self, Date of Admission: 22/10/2021, Place of Admission of Execution: Office </td> <td>  Oct 22 2021 1:25PM </td> <td>  LTI 22/10/2021 </td> <td>  22/10/2021 </td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 22/10/2021, , Admitted by: Self, Date of Admission: 22/10/2021, Place of Admission of Execution: Office |  Oct 22 2021 1:25PM |  LTI 22/10/2021 |  22/10/2021 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr AVIJIT MAJI Son of Nemai Maji Date of Execution - 22/10/2021, , Admitted by: Self, Date of Admission: 22/10/2021, Place of Admission of Execution: Office |  Oct 22 2021 1:25PM |  LTI 22/10/2021 |  22/10/2021 | | | | | | |

2B/2, STREET NO. 2, BEHIND MISSION HOSPITAL, VIVEKANANDA PARK, ARRA, DURGAPUR,
 City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India,
 PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::
 BVxxxxxx5A, Aadhaar No: 48xxxxxxxx4020 Status : Representative, Representative of : M S BRICKS
 PROPERTIES (as PROPRIETOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Shri RABI SHANKAR SARKAR Son of Ramesh Ch Sarkar 24/8, SHIVAJI ROAD, DURAGPUR, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 |  |  |  |
| | 22/10/2021 | 22/10/2021 | 22/10/2021 |
| Identifier Of Shri ASHIS ROY, Shri SASWAT RAY, MANORAMA RAY, MOHAMMAD MUSLIM, MD REZAUR RAHMAN, Mr AVIJIT MAJI | | | |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road – On Road) , Mouza: Raidi, JI No: 29, Pin Code : 713343

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 135, LR Khatian No:- 352 | Owner:আশিষ রায়, Gurdian:গনেশ রায়, Address:কুলটি , Classification:বাইদ, Area:1.56000000 Acre, | Shri ASHIS ROY |
| L2 | LR Plot No:- 135, LR Khatian No:- 355 | Owner:শাহত রায়, Gurdian:গনেশ রায়, Address:কুলটি , Classification:বাইদ, Area:0.97000000 Acre, | Shri SASWAT RAY |
| L3 | LR Plot No:- 135, LR Khatian No:- 356 | Owner:মনোরমা রায়, Gurdian:গনেশ রায়, Address:কুলটি , Classification:বাইদ, Area:1.55000000 Acre, | MANORAMA RAY |
| L4 | LR Plot No:- 135, LR Khatian No:- 362 | Owner:মহ. মুসলিম ,, Gurdian:মহ.সিন্দীকি , Address:নিজ , Classification:বাইদ, Area:0.28000000 Acre, | MOHAMMAD MUSLIM |
| L5 | LR Plot No:- 135, LR Khatian No:- 402 | Owner:রিজাউর রহমান, Gurdian:খালীলুর রহমান, Address:নিজ , Classification:বাইদ, Area:0.56000000 Acre, | MD REZAUR RAHMAN |

Endorsement For Deed Number : I - 232403867 / 2021

On 18-10-2021

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 84,49,151/-

Tanmoy Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

On 22-10-2021

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 11:00 hrs on 22-10-2021, at the Office of the A.D.S.R. KULTI by Shri ASHIS ROY , one of the Executants.

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

Execution is admitted on 22/10/2021 by 1. Shri ASHIS ROY, Son of Shree Ganesh Roy, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 2. Shri SASWAT RAY, Son of Shree Ganesh Ray, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Others, 3. MANORAMA RAY, Daughter of Bhim Ray WIFE OF Ganesh Ray, BIRJA PALLY, G.T. ROAD, SANYASI TALA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 4. MOHAMMAD MUSLIM, Son of Mohammad Siddique, 2B/H/1, CHATU BABU LANE, INTALLY, P.O: Entaly, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Muslim, by Profession Business, 5. MD REZAUR RAHMAN, Son of Khalilur Rahman, AKHTARI MANZIL, JAMTARA ROAD, NEAR PETROL PUMP, P.O: Mihijam, Jamtara, JHARKHAND, India, PIN - 815354, by caste Muslim, by Profession Business

Indetified by Shri RABI SHANKAR SARKAR, , Son of Ramesh Ch Sarkar, 24/8, SHIVAJI ROAD, DURAGPUR, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

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

Execution is admitted on 22-10-2021 by Mr AVIJIT MAJI, PROPRIETOR, M S BRICKS PROPERTIES, 2B/2, STREET NO. 2, BEHIND MISSION HOPITAL, VIVEKANANDA PARK, ARRA, DURGAPUR, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Shri RABI SHANKAR SARKAR, , Son of Ramesh Ch Sarkar, 24/8, SHIVAJI ROAD, DURAGPUR, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Others

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 22/10/2021 12:30PM with Govt. Ref. No: 192021220098982478 on 22-10-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9166062208815 on 22-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2123, Amount: Rs.100/-, Date of Purchase: 09/08/2021, Vendor name: Pradip Kr Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2021 12:30PM with Govt. Ref. No: 192021220098982478 on 22-10-2021, Amount Rs: 9,920/-, Bank:
SBI EPay (SBlePay), Ref. No. 9166062208815 on 22-10-2021, Head of Account 0030-02-103-003-02



Tanmoy Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2021, Page from 88169 to 88194

Deed No 232403867 for the year 2021.



Digitally signed by Tanmoy Sarkar
Date: 2021.10.23 13:51:42 +05:30
Reason: Digital Signing of Deed.

Tanmoy Sarkar

(Tanmoy Sarkar) 2021/10/23 01:51:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)