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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the document is admissible for registration. the signature sheets and the endorsement sheets attached with this document are part of this document.

467465

District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
19 FEB 2016

Devola Mondal

GENERAL POWER OF ATTORNEY

attor development, 10001  
attorney

Abdul Khalek Mondal

KNOW ALL MEN BY THESE PRESENTS that We, (1) **ABDUL KHALEK MONDAL**, son of Late Abdul Jabber Mondal, aged about 47 years, by religion Muslim, nationality - Indian, by occupation - Business, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (2) **BADRA ALAM MONDAL**, son of Ramjan Ali Mondal, aged about 37 years, by religion Muslim, nationality - Indian, by occupation - Business,

Sonarpur, Kolkata - 700 150, District - South 24 Parganas, West Bengal, (3) **NAJIR HOSSAIN MOLLICK**, son of Yousuf Ali Mollick, aged about 37 years, by religion Muslim, nationality - Indian, by occupation - Business, residing at Jagannathpur, Post Office - R.K. Pally, Police Station - Sonarpur, Kolkata - 700 150, District - South 24 Parganas, West Bengal, (4) **NASIR SARDAR**, son of Kajem Sardar, aged about 32 years, by religion Muslim, nationality - Indian, by occupation - Business, residing at A 26, Sukanta Pally, M.G. Road, Post Office - Sukanta Pally, Police Station - Thakurpukur, Kolkata - 700 082, District - South 24 Parganas, West Bengal, (5) **ABUL KALAM HALDER**, son of Late Ramjan Ali Halder, aged about 45 years, by religion Muslim, nationality - Indian, by occupation - Business, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, (6) **AYUB HALDER**, son of Late Kadar Bux Halder, aged about 44 years, by religion Muslim, nationality - Indian, by occupation - Business, residing at Kusumba Halderpara, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700 103, District - South 24 Parganas, West Bengal, are the absolute and joint Owners of **ALL THAT** the 6/7<sup>th</sup> share in the undivided piece and parcel of land measuring about 33.33 (thirty three point three three) Kathas equivalent to 55 (fifty five) Decimals, such



6/7<sup>th</sup> share being 47.14 (forty seven point one four) decimals equivalent to 28.57 (twenty eight point five seven) Cottahs, be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283 and L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, R.S. Khatian Nos. 1325 and 1364 corresponding to L.R. Khatian Nos. 3823, 3824, 3825, 3826, 3827, 3828 and 3829, Mouza - Kusumba, Post Office - Narendrapur, Police Station - Sonarpur, District - South 24 Parganas, more fully and particularly described in the Schedule hereunder written, hereinafter referred to as the "said property", and by an instrument of development dated 19.03.2016 registered in the office of the District Sub-Registrar-IV, Alipore, Book No. 1, being No. 1014 for the year 2016, hereinafter referred to as the "said agreement", we, mentioned as the Owners therein, have entered into an agreement for development of the said property with Banaj Developers Private Limited, having its registered office at 4B-Castle House, 5/1A, Hungerford Street, 3<sup>rd</sup> floor, Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700 017, mentioned as the Developer therein, and whereas under the said agreement, the Developer therein has undertaken to develop the said property by constructing multistoried building or buildings at the said property for the

consideration and on the terms and conditions mentioned therein with the allocation ratio of 15.42:84.58 between us and the Developer respectively and it has been agreed by us under the said agreement that for the purpose of fulfillment of the obligations of the Developer and us under the said agreement and/or for the purpose of initiating and carrying out and completing the development work at the said property and/or for completion of the purposes of the said agreement, we would execute a registered power of attorney in favour of the Developer and/or its nominee or nominees and thus, in terms of the said agreement, We do hereby and hereunder nominate, appoint and constitute the said Developer, namely, **BANAJ DEVELOPERS PRIVATE LIMITED**, a Company registered under the Companies Act, 1956, having its registered office at 4B, Castle House, 3<sup>rd</sup> Floor, 5/1A, Hungerford Street, Post Office - Circus Avenue, Police Station - Shakespeare Sarani, Kolkata - 700 017, West Bengal, as true and lawful attorney for us, in our name and on our behalf, to do, perform and execute all or any of the following acts, deeds and things that is to say: -

1. To look after, manage and handle the said property in all respect for and on our behalf.
2. To pay the annual rent, rates, taxes, charges, expenses and/or all outgoings regarding the said property to the

concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or the concerned Municipal Authorities and/or any other competent authority or authorities for us and on our behalf and to be reimbursed to the extent as mentioned in the said Agreement or to the extent of the Owners' Allocation mentioned in the said Agreement, whichever is higher.

3. To apply for and/or to look after and/or to persuade and/or do and complete all jobs including correction of Records-of-Right and/or the assessment roll relating to the said property and/or obtaining necessary sanction for construction at the said property including submission of Building Plan and obtainment of sanction thereof as also obtainment of Building Completion Certificate in the department of the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or the concerned Municipal Authorities and/or any other authority or authorities concerned and to do all jobs relating to the said property in our names.
4. To apply for to the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or any other authority or authorities concerned and to do all jobs for conversion of the nature and character of the said land as and when deemed fit and proper by the said Attorney.

behalf any application to the concerned B.L.&L.R.O., S.D.L.R.O. and/or D.L.R.O. and/or the concerned Municipal Authorities and/or any other authority or authorities in respect of the said property and/or any part thereof.

6. To file affidavit and/or reply to any letter and/or notice issued by any person or authority regarding the said property and/or any part thereof.
7. To negotiate on terms for and to agree to sell/transfer and/or to enter into agreement with intending transferee or transferees including intending purchaser or purchasers for transfer of the whole of the Developer's Allocation or any part thereof and also such part of the Owners' Allocation as indicated in and/or permissible under the said agreement for such consideration and on such terms and conditions as would be deemed fit and proper by the Developer, referred to as the Attorney herein, and to cancel any such agreement.
8. To appear before any Registering Authority and present before him for registration all such Agreements, Deeds and/or documents or instruments whatever signed and



executed by us or by our said Attorney for and on our behalf in respect of the whole of the Developer's Allocation or any part thereof and also such part of the Owners' Allocation as indicated in and/or permissible under the said agreement, to admit the execution of the said Deed or Deeds or instruments, as may be necessary to complete the registration of such deeds or documents or instruments in the manner required by law, and to do all such acts, deeds and things which our said Attorney thinks fit and proper as fully and effectually as we could do ourselves and to receive payment of the consideration money from such Transferee or Transferees and to issue the receipts thereof and to give discharge for the same and to utilize the transfer proceeds thereof as indicated in the said Agreement.

9. To appear, prosecute, defend and to represent us in all courts and quasi-judicial authorities and before any other authority or authorities, as the case may be, including revenue and Income Tax authorities, Registration Offices, requisitioning and/or acquisitioning authorities or other appropriate authorities, and to sign, execute, verify, affirm and file plaints, written statements, petitions, applications, memorandum of appeals, written objections vokaltnamas and likewise and to accept services of all summons, notices

and other processes of law in connection with the said property and/or any part thereof and/or the Developer's as well as Owners' Allocation mentioned in the said Agreement and/or any part thereof and any matter relating to or arising from the claim and/or money or other monies payable in connection therewith by such requisitioning and/or acquisitioning authorities or other Government bodies.

10. To make, sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually transfer of different flats/units/saleable or transferable spaces in building or buildings to be constructed at the said property out of the Developer's Allocation and such Part of the Owners' Allocation as enshrined in the said Agreement in favour of prospective transferees and settle the price of such flats/units/saleable or transferable spaces and to receive the final consideration thereof as we could do ourselves if personally present and to appropriate such transfer proceeds in the manner as agreed under the said Agreement.



11. To receive from the intending Transferee or Transferees any earnest and/or advance money and also the balance of transfer money and to give good, valid receipt and discharge for the same.
12. Upon such receipt as aforesaid in our names and as our acts and deeds, to sign, execute and deliver Deed or Deeds of Conveyance or Conveyances in respect of any flat/space/unit in building or buildings at the said property or any portion thereof out of the Developer's Allocation and such Part of the Owners' Allocation as indicated in and/or permissible under the said Agreement in favour of the Transferee or Transferees concerned and/or their nominee or nominees.
13. To sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually conveying the flats/units/saleable or transferable spaces in building or buildings at the said property or any part of it out of the Developer's Allocation and such Part of the Owners' Allocation as indicated in and/or permissible under the said Agreement as we could do ourselves, if personally present.

14. To appoint, engage on our behalf pleaders, advocates and solicitors, whenever our said attorney shall deem fit and proper and to discharge and/or terminate his or their appointment.
15. To compromise, compound or withdraw cases or be non-suited, to refer to arbitration all disputes and differences in connection with the said property or any portion thereof.
16. To withdraw and receive documents or money from any office or opposite party, either in execution of decree or otherwise, and to do and perform all such acts that may be necessary in connection with any of such cases.
17. To let out and/or to give on lease and/or to transfer in any manner whatsoever the flats/units/saleable or transferable spaces in the building or buildings or any part or portion thereof at the said property out of the Developer's Allocation and such Part of the Owners' Allocation as indicated in and/or permissible under the said Agreement to any person or persons, company, firms, society, organizations, institutions and/or association of persons on such terms and conditions and at and for such consideration as may be deemed fit by our attorney and to receive rents, issues receipts and deal with the tenant(s)/lessee(s)/transferee(s)

18. To concur in doing any one or more of the acts, deeds and things hereinbefore mentioned in conjunction with any other person or persons without making us liable for any loss or damage on that account under any circumstances save as provided in the said Agreement.
  
19. To represent us before all Government and Semi Government Offices and local bodies and/or authorities in connection with the said property and/or any part thereof and/or the building or buildings to be constructed at the said property and/or the flats/units/saleable or transferable spaces at such building or buildings until delivery of possession of the Owners' Allocation to us.

**AND GENERALLY** to do, execute and perform any other act, or acts, deeds or deeds, matter or things whatever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or our concern, engagements and business or affairs ancillary or incidental thereto as would be required to be done, performed and executed for the purpose of carrying on all or any of the work relating to development of the said property and/or to discharge all or any of the



obligations of the Developer, being the Attorney herein, under the said Agreement as fully and effectually as we ourselves could do the same if we were personally present.

~~AND we hereby cancel and/or rescind and/or revoke any or all previous Power or Power of Attorney whatsoever given by us to any person or persons, association of persons, firms, companies, organizations, institutions and societies in connection with the said property.~~

*Added to make record*

**AND** our said Constituted Attorney shall have the power and authority to confer and/or sub-delegate all and/or any of the powers conferred upon it under these presents upon or to any person or persons including any organization and/or institution and/or association of persons whom it thinks fit and proper with the power of further conferring such powers, whether by way of executing a further Power of Attorney or otherwise, and the said Attorney may also appoint an agent to exercise its powers under these presents through such Agent and the said Attorney may, whenever it thinks fit and proper, also revoke such sub-delegation and/or conferment and/or agency and/or power of attorney, as the case may be.

**AND** we hereby specify that in the event of sub-delegation or conferment of the powers conferred upon the said Attorney under these presents, the person to whom such power would be delegated or conferred shall be deemed to have been appointed by us as our lawful attorney conferring all the powers contained in these presents;

**AND** we hereby empower and authorize the Attorney to exercise all and/or any of the powers conferred upon it under these presents through any of its men, servants, agents, employees and/or nominee or nominees and/or assigns, whether jointly or severally, from time to time.

**AND** we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney or agents appointed by our said Attorney or the persons to whom powers under these presents may be delegated by our said attorney under the Power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the Power, authorities and liberties hereby conferred upon, under and by virtue of these presents.

**SCHEDULE ABOVE REFERRED TO]**

**ALL THAT** the 6/7<sup>th</sup> share in the undivided piece and parcel of land measuring about 33.33 (thirty three point three three) Cottahs equivalent to 55 (fifty five) Decimals, such 6/7<sup>th</sup> share being 47.14 (forty seven point one four) decimals equivalent to 28.57 (twenty eight point five seven) Cottahs, be the same a little more or less, comprised in J.L. No. 50, Touzi No. 255, Mouza - Kusumba, comprised in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283 and L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, R.S. Khatian Nos. 1325 and 1364 corresponding to L.R. Khatian Nos. 3823, 3824, 3825, 3826, 3827, 3828 and 3829, Post Office - Narendrapur, Police Station - Sonarpur, District - South 24 Parganas, and butted and bounded by:

- ON THE NORTH :** Partly passage & partly land of Dag Nos. 2277, 2281 & 2282;
- ON THE SOUTH :** Property of Dag Nos. 2283/2518, 2338, 2335, 2339 & 2340;
- ON THE EAST :** Partly Road & partly land of Dag Nos. 2284, 2285, 2332 & 2335;
- ON THE WEST :** Land of Dag Nos. 2282, 2342, 2344 & 2345;



**IN WITNESS WHEREOF** We put our signatures on this Power of Attorney on this the 19<sup>th</sup> day of February, 2016 (Two Thousand sixteen).

**SIGNED, SEALED AND DELIVERED** in presence of the following :

*Abdul Khabib*

**WITNESSES:**

*Badea Alam Mondol*

1) *Sumit Mondal*  
*with P.O.*  
*Madurai - Baras*  
*Pin - 743610.*

2) *Santam Dasgupta*  
*102 Kamal Park,*  
*7th Fl.*

*Najim Hossain Mellick*  
*Nosie Sarda*  
*Kul Kalam Halder*  
*Ans Bahadur*

**SIGNATURE OF THE EXECUTANTS**

For BANAJ DEVELOPERS PRIVATE LIMITED

Drafted by me :

*Sanjit Kr. Dasgupta*  
 Advocate F. 2199/2011

Alipore Judges' Court,  
 Kolkata - 700 027.

*[Signature]*  
 Director  
**SIGNATURE WITH SEAL OF THE CONSTITUTED ATTORNEY**

Computer printed by

*Seelip Datta*  
 Alipore Judges' Court,  
 Kolkata - 700 027.



Signature :

*Asad Khan*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					



Name :  
Signature :

*Badria Alam Mondal*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					



Name :  
Signature :

*Najim Hosain Mulla*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					



Name :  
Signature :

*Navis Sarda*

	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					



Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

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Name : *Hul Katar Halu*  
Signature :



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Name : *Ant Haluag*  
Signature :



Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

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Name :  
Signature :

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Name :  
Signature :





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	16041000074605/2016	Query Date	19/02/2016 3:38:52 PM
Place where deed will be stored	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Sunil Kr Mondal		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Contact Details	Mobile No. : 8481994715		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details			
Net Forth value	Rs. 3/-	Total Market Value:-	Rs. 2,44,71,229/-
Stamp duty Payable	Rs. 50/-	Stamp duty Article:-	48(g)
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Registration Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

**Land Details**

Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2450 , LR Khatian No:- 3823	10 Katha	1/-	85,65,358/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 70 Ft.,
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	LR Plot No:- 2451 , LR Khatian No:- 3824	9 Katha	1/-	77,08,823/-	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 70 Ft.,
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Kusumba	RS Plot No:- 2283/2518 , RS Khatian No:- 1325	9.57 Katha	1/-	81,97,048/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 70 Ft.,
		47.1405 Dec	3/-	2,44,71,229/-	

**Principal Details**

Name & Address	Status	Execution And Admission Details	Other Details
Mr Abdul Khalek Mondal Son of Late Abdul Jabber Mondal Kusumba Halderpara, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AYLPM5012F,
Mr Bedra Alam Mondal Son of Mr Ramjan Ali Mondal Jagannathpur, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BGEPM1431L,
Mr Nazir Hossain Mollick Son of Mr Yusuf Ali Mollick Jagannathpur, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. APFPM5408J,





**Identifier Details**

Identifier Name & Address	Other Details	Identifier of
Kathotia Late B R Kathotia rnfield Rd, P.O:- Ballygunge, P.S:- at, Kolkata, District:-South 24- ias, West Bengal, India, PIN - 700019	Sex: Male; By Caste: Hindu, Occupation: Retired Person, Citizen of: India,	Mr Abdul Khalek Mondal, Mr Badra Alam Mondal, Mr Najir Hossain Mollick, Mr Nasir Sardar, Mr Abul Kalam Halder, Mr Ayub Halder, Shri Piyush Bhartia

**Transfer of Property from Principal To Attorney**

Principal Name	Attorney Name	Transferred Area	Transferred Area In(%)
Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.75 Dec	16.6667
Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.75 Dec	16.6667
Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.75 Dec	16.6667
Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.75 Dec	16.6667
Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.75 Dec	16.6667
Mr Ayub Halder	Banaj Developers Pvt Ltd	2.75 Dec	16.6667

**Transfer of Property from Principal To Attorney**

Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.475 Dec	16.6667
Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.475 Dec	16.6667
Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.475 Dec	16.6667
Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.475 Dec	16.6667
Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.475 Dec	16.6667
Mr Ayub Halder	Banaj Developers Pvt Ltd	2.475 Dec	16.6667

**Transfer of Property from Principal To Attorney**

Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667
Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667
Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667
Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667
Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667
Mr Ayub Halder	Banaj Developers Pvt Ltd	2.63175 Dec	16.6667

information only

If the given informations are found to be given incorrect, then the assessment made stands invalid.  
Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 03/04/2016.

Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.

Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.

Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).

If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.

Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Tridip Misra)

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

**Seller, Buyer and Property Details**

**Principal & Attorney Details**

**Presentant Details**

Name, Address, Photo, Finger print and Signature of Presentant

Mr Abdul Khalek Mondal  
 Son of Late Abdul Jabber Mondal  
 Kusumba Halderpara, P.O:- Narendrapur, P.S:-  
 Sonarpur, District:-South 24-Parganas, West  
 Bengal, India, PIN - 700103



19/02/2016 4:03:34 PM



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19/02/2016 4:03:43 PM

*Abdul Khalek Mondal*

19/02/2016 4:04:03 PM

**Principal Details**

Name, Address, Photo, Finger print and Signature

Mr Abdul Khalek Mondal  
 Son of Late Abdul Jabber Mondal  
 Kusumba Halderpara, P.O:- Narendrapur, P.S:-  
 Sonarpur, District:-South 24-Parganas, West  
 Bengal, India, PIN - 700103 Sex: Male, By Caste:  
 Muslim, Occupation: Business, Citizen of: India,  
 PAN No. AYLPM5012F.; Status : Individual; Date  
 of Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



19/02/2016 4:03:34 PM



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19/02/2016 4:03:43 PM

*Abdul Khalek Mondal*

19/02/2016 4:04:03 PM



## Principal Details

Name, Address, Photo, Finger print and Signature

Mr Badra Alam Mondal  
 Son of Mr Ramjan Ali Mondal  
 Jagannathpur, P.O.- R K Pally, P.S.- Sonarpur,  
 District-South 24-Parganas, West Bengal, India,  
 PIN - 700150 Sex: Male, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, PAN No.  
 BGEPM1431L.; Status : Individual; Date of  
 Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



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*Badra Alam Mondal*

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Mr Najir Hossain Mollick  
 Son of Mr Yousuf Ali Mollick  
 Jagannathpur, P.O.- R K Pally, P.S.- Sonarpur,  
 District-South 24-Parganas, West Bengal, India,  
 PIN - 700150 Sex: Male, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, PAN No.  
 APFPM5408J.; Status : Individual; Date of  
 Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



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*Najir Hossain Mollick*

19/02/2016 4:06:24 PM

Mr Nasir Sardar  
 Son of Mr Kajem Sardar  
 A 26 Sukanta Pally M G Rd, P.O.- Sukanta Pally,  
 P.S.- Thakurpukur, Kolkata, District-South 24-  
 Parganas, West Bengal, India, PIN - 700082 Sex:  
 Male, By Caste: Muslim, Occupation: Business,  
 Citizen of: India.; Status : Individual; Date of  
 Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



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*Nasir Sardar*

19/02/2016 4:06:51 PM

## Principal Details

Name, Address, Photo, Finger print and Signature

Mr Abul Kalam Halder  
 Son of Late Ramjan Ali Halder  
 Kusumba Halderpara, P.O:- Narendrapur, P.S:-  
 Sonarpur, District:-South 24-Parganas, West  
 Bengal, India, PIN - 700103 Sex: Male, By Caste:  
 Muslim, Occupation: Business, Citizen of India,  
 PAN No. ADWPH6545G.; Status : Individual; Date  
 of Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



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Mr Ayub Halder  
 Son of Late Kadar Bux Halder  
 Kusumba Halderpara, P.O:- Narendrapur, P.S:-  
 Sonarpur, District:-South 24-Parganas, West  
 Bengal, India, PIN - 700103 Sex: Male, By Caste:  
 Muslim, Occupation: Business, Citizen of India,  
 PAN No. ADOPH3044G.; Status : Individual; Date  
 of Execution : 19/02/2016; Date of Admission :  
 19/02/2016; Place of Admission of Execution :  
 Office



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### Attorney Details

Name, Address, Photo, Finger print and Signature

Banaj Developers Pvt Ltd  
4b Castle House 5/1a Hungerford St, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District-  
Kolkata, West Bengal, India, PIN - 700017 PAN No. AEIPB4707M,; Status : Organization; Represented by  
representative as given below:-

1) Shri Piyush Bhartia  
6 National Library Avenue, P.O:- Alipore, P.S:-  
Alipore, Kolkata, District-South 24-Parganas,  
West Bengal, India, PIN - 700027 Sex: Male, By  
Caste: Hindu, Occupation: Others, Citizen of:  
India, PAN No. AEIPB4707M,; Status :  
Representative; Date of Execution : 19/02/2016;  
Date of Admission : 19/02/2016; Place of  
Admission of Execution : Office



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*Shri Piyush Bhartia*

19/02/2016 4:07:39 PM

### Identifire Details

#### Identifier Details

L No.	Identifier Name & Address	Identifier of	Signature
	Mr C S Kathotia Son of Late B R Kathotia 7 H Cornfield Rd, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,	Mr Abdul Khalek Mondal, Mr Badra Alam Mondal, Mr Najir Hossain Mollick, Mr Nasir Sardar, Mr Abul Kalam Halder, Mr Ayub Halder, Shri Piyush Bhartia	<i>C. S. Kathotia</i>  19/02/2016 4:07:55 PM

### Transacted Property Details

#### Land Details

ch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kusumba	LR Plot No:- 2450 LR Khatian No:- 3823	10 Katha	1/-	85,65,358/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 70 Ft.
	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kusumba	LR Plot No:- 2451 LR Khatian No:- 3824	9 Katha	1/-	77,08,823/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 70 Ft.
	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kusumba	RS Plot No:- 2283/2518 RS Khatian No:- 1325	9.57 Katha	1/-	81,97,048/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 70 Ft.

Transfer of Property from Principal to Attorney				
Sl. No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.75	16.6667
	Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.75	16.6667
	Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.75	16.6667
	Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.75	16.6667
	Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.75	16.6667
	Mr Ayub Halder	Banaj Developers Pvt Ltd	2.75	16.6667
L2	Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.475	16.6667
	Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.475	16.6667
	Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.475	16.6667
	Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.475	16.6667
	Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.475	16.6667
	Mr Ayub Halder	Banaj Developers Pvt Ltd	2.475	16.6667

**Transfer of Property from Principal to Attorney**

Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
Mr Abdul Khalek Mondal	Banaj Developers Pvt Ltd	2.63175	16.6667
Mr Badra Alam Mondal	Banaj Developers Pvt Ltd	2.63175	16.6667
Mr Najir Hossain Mollick	Banaj Developers Pvt Ltd	2.63175	16.6667
Mr Nasir Sardar	Banaj Developers Pvt Ltd	2.63175	16.6667
Mr Abul Kalam Halder	Banaj Developers Pvt Ltd	2.63175	16.6667
Mr Ayub Halder	Banaj Developers Pvt Ltd	2.63175	16.6667

**Applicant Details****Details of the applicant who has submitted the requisition form**

Applicant's Name	Sunil Kr Mondal
Address	Alipore, Thana : Alipore, District : South 24 Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160401017 / 2016

Query No/Year	16041000074605/2016	Serial no/Year	1604001036 / 2016
Deed No/Year	I - 160401017 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Abdul Khalek Mondal	Presented At	Office
Date of Execution	19-02-2016	Date of Presentation	19-02-2016

**Remarks**

On 19/02/2016

**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 13:57 hrs on : 19/02/2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Abdul Khalek Mondal , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,44,71,229/-

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

Execution is admitted on 19/02/2016 by

Mr Abdul Khalek Mondal, Son of Late Abdul Jabber Mondal, Kusumba Halderpara, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Muslim, By Profession Business

Identified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Mr Bedar Alam Mondal, Son of Mr Ramjan Ali Mondal, Jagannathpur, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Muslim, By Profession Business

Identified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Mr Najib Uddin Mollik, Son of Mr Yousuf Ali Mollik, Jagannathpur, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Muslim, By Profession Business



Indetified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Mr Nasir Sardar, Son of Mr Kajem Sardar, A 26 Sukanta Pally M G Rd, P.O: Sukanta Pally, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, By caste Muslim, By Profession Business

Indetified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Mr Abul Kalam Halder, Son of Late Ramjan Ali Halder, Kusumba Halderpara, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Muslim, By Profession Business

Indetified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Mr Ayub Halder, Son of Late Kadar Bux Halder, Kusumba Halderpara, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, By caste Muslim, By Profession Business

Indetified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 19/02/2016 by

Shri Piyush Bhartia Shri Piyush Bhartia, Son of Late Bishwanath Bhartia, 6 National Library Avenue, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By profession Others

Indetified by Mr C S Kathotia, Son of Late B R Kathotia, 7 H Cornfield Rd, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Retired Person

**Payment of Fees**

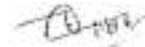
Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 38290, Purchased on 18/02/2016, Vendor named S Das.



(Tridip Misra)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 28907 to 28935

being No 160401017 for the year 2016.



Digitally signed by TRIDIP MISRA  
Date: 2016.02.24 18:08:22 -08:00  
Reason: Digital Signing of Deed.

(Tridip Misra) 2/24/2016 6:08:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)