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D-2246/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 820197

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03-03-22
OKLO. (S) 625554/22
mmr = 2482626

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements are the Part of this
Document.

A.D.S. R. Durgapuri
Burdwan

03 MAR 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT
AGREEMENT BEING DEED NO.: I-01927 FOR THE YEAR 2022.**

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I, - Mrs Champa Mukherjee
(Alias: Mrs Champa Mukhopadhyay) (PAN No.: ADQPM0087N) W/o Mr Shiba
Prosad Mukherjee, By faith: Hindu, Occupation: Business, Citizen of India, being the
present resident of D-174 Shastri Avenue, Post Office: Bidhannagar, Police Station
:New Township, City :Durgapur, District:- Paschim Burdwan, West Bengal, India, PIN
- 713212, India; hereinafter referred to as the **EXECUTANTS(s) / ONE PART;**

Sl No. 52 Date 02/03/2022
Sold to Champa Munherjee
Address Dgp-12
Value of Stamp 100
Date of Purchase of the stamp
Pepar from Treasury 25 FEB 2022
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

03 MAR 2022


doth hereby nominate, constitute and appoint the undersigned partner(s) of M/s. RIPRO HOMES (PAN No.: ABBFR2622R) a partnership firm presently operating from D-174, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District:- Paschim Bardhaman, Pin – 713212, West Bengal, India represented by one of its Partner, viz., **MIR PRALOY BANERJEE** (PAN No. AKKPB2017J) (Aadhaar No.: 834301607445) Son of Mr Bijan Kumar Banerjee, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of M-43, Labanya Villa, Kaliganj Main Road, Tetikhola, Post Office: Arrah, Police Station :New-township, District:- Paschim Burdwan, West Bengal, India, PIN – 713212 to be my/our true and lawful attorney(s) in my/our name and on my/our behalf and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) to execute either singly or jointly hereinafter referred to as my/our ATTORNEY(s) / OTHER PART.

WHEREAS the Landed property as described in schedule hereunder firstly belonged to the one Rameshwar Mukhopadhyay whose name is/was recorded in the ROR. Moreover, being in lawful ownership and possession over the said schedule property the one Rameshwar Mukhopadhyay transferred an area admeasuring as schedule below in favour of the present owner in respect of previously known RS Plot No.: 43/67(P) now 67(P) vide Regd. Deed of Sale Being No.: I-01789 for the Year 1990 registered before the Office of the ADSR, Durgapur and as such the name of the present vendor was recorded in the LRROR being LR Khatian No.: 725, and since then the recent aforesated Vendor is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as she become the owner(s) of the land and forming part of now known R.S. Plot No.: 67(P) more-fully described in the schedule hereto.

And the First Party(s) as aforementioned is the absolute and lawful owners of the immovable property as schedule below and since then they are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner and being exercising all acts of ownership over said property without any disturbances from any corner and obtain receipts thereof in its own name and have been occupying the said property by exercise of all acts of ownership thereto.

WHEREAS by a Registered Development Agreement bearing Deed No.: I-01927 for the year 2022 registered before Office of the ADSR Durgapur duly executed by me/us of the ONE PART and the above mentioned Developers of the OTHER PART; I've agreed to develop the said part and parcel of the land measuring 8 Decimals (as per LR.R.O.R.) be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

 That the Owner has offered the total area of land thereon measuring 8 decimals for development and construction of a multi-storied building complex consisting of flats / apartments, and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

NOW THEREFORE the Vendor granted the Developer a Development POA in their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by Panchayat / Zila Parishad and/or other concerned authority(s) and to start such inceptive works of construction unto the said land and to do all other acts and things, which I/we've agreed to do.

ALSO FURTHERMORE I/We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by the appropriate authority, ADDA, BL&LRO, FIRE Dept., Zila Parishad, P&RD, Panchayat, and/or other concerned authority(s). Moreover, any and/or all of the partners or their authorized representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to Zila Parishad, Panchayat, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / garage(s) / space(s).
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.
3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayat / Zila Parishad and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Municipal / ADDA / Panchayat / Zila Parishad and other authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayat / Zila Parishad and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or

otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Panchayat / Zila Parishad and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
 - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
 - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
 - c) To deal with the Assessment Department of the Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To take and receive advances or amount and/or any kind of consideration from such intending purchaser(s) and very well raise demand unto the competent bankers on behalf of the intending purchaser(s) against those proposed flats and Car Parking spaces and/or any third party(s) and appear and represent me/us before the A.D.S.R. Office at Durgapur and/or to any other competent registration authorities for presentations and registration of deeds / documents / agreements / receiving NOC of whatsoever kind and any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my/our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same; And, to represent before the public, local and/or private authorities in respect of development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
10. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
11. To deal with the correspondence with the West Bengal State Electricity Board and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.




12. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD Rates and Taxes, Commissioner of Police and Municipal / ADDA / Panchayat / Zila Parishad Commissioner and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever.
13. To submit any application before the Office of the D.M., BDO, SDO, DL&LRO, BL&LRO, or police station or court for any purpose in c/w development of the stated land and erection of flat and building thereon.
14. To execute any affidavit or bond or any documents in favour of any customer or office.
15. To give or create mortgage of any erected flat area for grant of loan in respect of the erection of the multi storied building. By force of the Registered Development Agreement being Deed No.: I-01927 for the year 2022 registered before Office of the ADSR Durgapur my attorney has every right to get loan by creating mortgage of the property as described in the said schedule for completion of the total project at time and his own risk.
16. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with the Panchayat / Zila Parishad, West Bengal State Electricity Board and other concerned Authorities and receive the said refunds.
17. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
18. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
19. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
20. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.
21. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be

necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

22. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
23. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.
24. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
25. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
26. To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
27. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to take any such advances / consideration and to present any such conveyance(s) for registration & to admit execution and receipt of consideration before the ADSR / Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves; provided, only unto the Developer's allocation. **Furthermore, the selling & registering rights and to take and receive advances of any amount and/or any kind of consideration against those proposed Units been delivered vide this Development POA, except 2 (two) Nos. of Flats being No.: 5-A, 6-A, morefully delineated vide the said Development Agreement to be referred thereto as Landowners Allocation.**
28. To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.



29. To get a co-operative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
30. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.
31. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.
32. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.
33. Upon the death or incapacity of the Executant(s) hereof, this power of attorney shall not become inoperative. In such an eventuality, it shall be the responsibility of such other Executant's nominee to obtain additional power of attorney from the legal heirs of such deceased executant.
34. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
35. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.



AND GENERALLY TO DO AND CAUSE TO BE DONE all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

This Power of Attorney stands revocable after handing over the flats / apartment / such other spaces, including co-operative society or societies, etc. to such intending purchaser(s) hereof.

AND I/WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises **either singly or jointly** aforesaid by virtue of these presents.

THE SCHEDULE – A ABOVE REFERRED

DESCRIPTION OF THE LAND TO BE DEVELOPED

ALL THAT Pieces and Parcel of the Plot of Land classified as Danga in the LRROR, situated under the jurisdiction of Jemua G.P., under New-township Police Station within Mouza: Tetikhola, J.L. No.: 96(111), recorded in L.R. Khatian No.: 0725 (Seven hundred Twenty-five) over R.S. Plot No.: 67(P) corresponding to L.R. Plot No.: 0207 (Two hundred Seven) admeasuring an area of 5 Katha 4 Chatak or 8 Decimal or 323.752 SQ.M. be the same a little more or less at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India.

That the total area of land is 8 Decimal (as per LRROR) be the same a little more or less being delivered to the aforesated Developer(s) for construction of multi-storied residential building complex(s); be the same is **Butted and Bounded as hereto:-**

On the North	Prolay Banerjee
On the South	6 Ft." wide Road
On the East	Kaliganj Village Road (30ft Pucca Road) ✓
On the West	Shampa Dutta

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the 3rd Day of March, 2022 and as such explained this indenture in vernacular before all parties and thereafter affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED

IN PRESENCE OF: -

WITNESS:

1. Shiba Prasad Mukherjee
S/O - Lt. Kamakshya Charan Mukherjee
D-174, Shastri Avenue,
Bidhannagar, Durgapur-12

2. Bratati Banerjee
D/O - Anil Kumar Chatterjee
M-43, Tetikhola
P.O - Arrah
Durgapur-12

Champa Mukherjee Alias Champa Mukhopadhyay

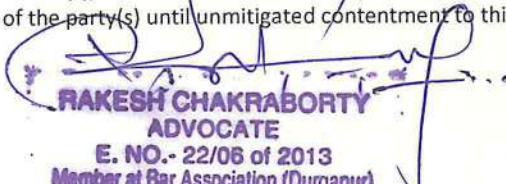
SIGNATURE OF THE EXECUTANT

For RIPRO HOMES

Prolay Banerjee
Partner

SIGNATURE(s) OF THE ATTORNEY

Drafted by me & computerized at my Office as per query, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until unmitigated contentment to this Document:


RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/08 of 2013
Member at Bar Association (Durgapur)
Durgapur Court

SPECIMEN FORM FOR TEN FINGER PRINTS

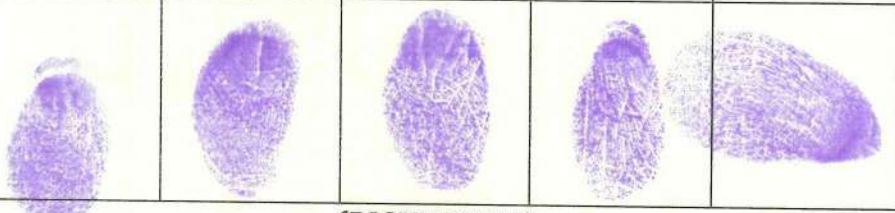
Signature of the Executants/presentation



Champa Mukherjee
Alias Champa Mukherjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:- *Champa Mukherjee Alias Champa Mukherjee*

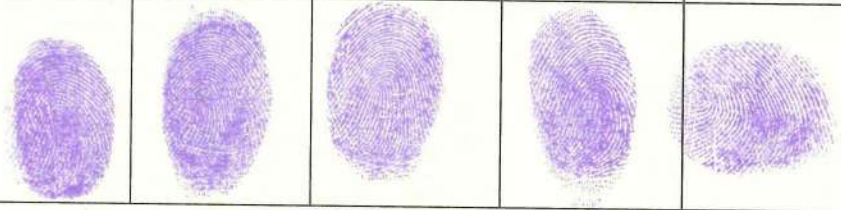
Signature of the Executants/presentation



Prady Banerjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb

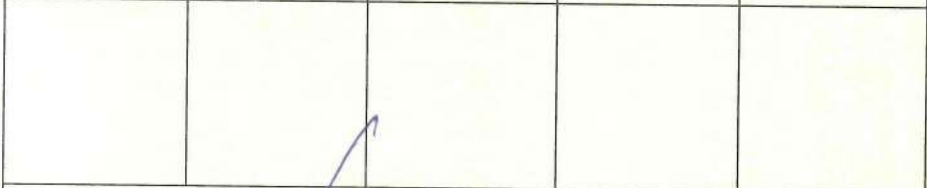


Signature:- *Prady Banerjee*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb

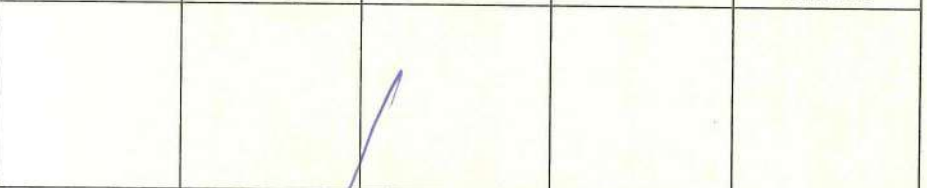


Signature:-

Signature of the Executants/presentation

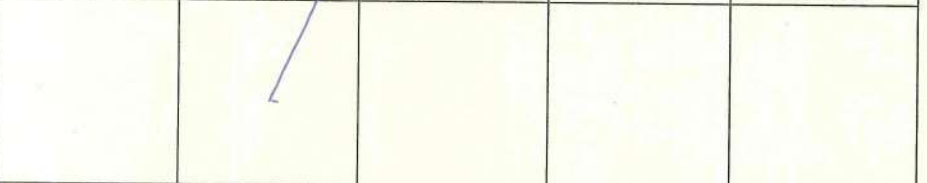
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

भारत सरकार
Government of India

Shiba Prosad Mukherjee
Father : Kamakhya Charan Mukherjee
DOB : 01/01/1953
Male

8163 0368 8158

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
D 174, SHASTRI AVENUE, BIDHAN NAGAR, Durgapur (m Corp.), Bidhannagar, Barddhaman, West Bengal, 713212

8163 0368 8158

1947 help@uidai.gov.in www.uidai.gov.in

Shiba Prosad Mukherjee



Shiba Prosad Mukherjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADQPM0087N

नाम /NAME
CHAMPA MUKHERJEE

पिता का नाम /FATHER'S NAME
NARAYAN CHANDRA BANERJEE

जन्म तिथि /DATE OF BIRTH
26-06-1963

हस्ताक्षर /SIGNATURE
Champa Mukherjee

आयकर आयुक्त, प.नं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Champa Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRALOY BANERJEE
BIJAN KUMAR BANERJEE
13/01/1984

Permanent Account Number

AKKPB2017J

Praloy Banerjee
Signature



Praloy Banerjee

Major Information of the Deed



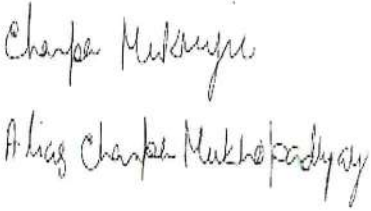
Deed No :	I-2306-02246/2022	Date of Registration	03/03/2022
Query No / Year	2306-8000625556/2022	Office where deed is registered	
Query Date	25/02/2022 1:22:47 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 24,84,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601927/2022		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

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	LR-207 (RS :-)	LR-725	Vastu	Danga	8 Dec		24,84,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	0 /-	24,84,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Champa Mukherjee, (Alias: Mrs Champa Mukhopadhyay) (Presentant) Wife of Mr Shiba Prosad Mukherjee Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	 03/03/2022	 LTI 03/03/2022	Signature  03/03/2022
D-174 Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7N, Aadhaar No: 46xxxxxxxx9296, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office				



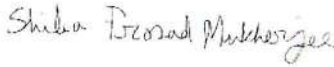
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	RIPRO HOMES D-174, Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: ABxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Praloy Banerjee Son of Mr Bijan Kumar Banerjee Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 Mar 3 2022 12:08PM	 LTI 03/03/2022	Signature  03/03/2022
M-43, Labanya Villa, Kaliganj Main Road, Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx7J, Aadhaar No: 83xxxxxxxx7445 Status : Representative, Representative of : RIPRO HOMES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shiba Prasad Mukherjee Son of Late Kamakhya Charan Mukherjee D 174, Shastri Ave., City:- Not Specified, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			
	03/03/2022	03/03/2022	03/03/2022

Identifier Of Mrs Champa Mukherjee, Mr Praloy Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Champa Mukherjee	RIPRO HOMES-8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 207, LR Khatian No:- 725	Owner: চম্পা মুখোপাধ্যায়, Gurdian: শিবপ্রসাদ , Address: ইলামবাজার (দালালপাড়া) থানা-ইলামবাজার জেলা-বীরভূম, Classification: ডাঙ্গা, Area: 0.08000000 Acre,	Mrs Champa Mukherjee

On 25-02-2022

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 24,84,000/-

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 03-03-2022

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

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

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

Presented for registration at 11:30 hrs on 03-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Champa Mukherjee Alias Mrs Champa Mukhopadhyay, Executant.

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

Execution is admitted on 03/03/2022 by Mrs Champa Mukherjee, Alias Mrs Champa Mukhopadhyay, Wife of Mr Shiba Prasad Mukherjee, D-174 Shastri Avenue, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Shiba Prasad Mukherjee, , Son of Late Kamakhya Charan Mukherjee, D 174, Shastri Ave., P.O: Bidhannagar, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Retired Person

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

Execution is admitted on 03-03-2022 by Mr Praloy Banerjee, Partner, RIPRO HOMES, D-174, Shastri Avenue, City: Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Shiba Prasad Mukherjee, , Son of Late Kamakhya Charan Mukherjee, D 174, Shastri Ave., P.O: Bidhannagar, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 52, Amount: Rs.100/-, Date of Purchase: 02/03/2022, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 94885 to 94902

being No 230602246 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.28 13:18:04 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/28 01:18:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
