

1590/2022

I-1734/2022



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AK 117250

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

9-8-1519844/2022

23 MAY 2022 A.D.S.R Jhargram

**DEVELOPMENT POWER OF ATTORNEY  
AFTER EXECUTION OF REGISTERED  
DEVELOPMENT AGREEMENT**

KALPATARU DEVELOPER

Sanyam Dhami

Partner

KALPATARU DEVELOPER

Kangshuk Maiti

Partner

KNOW ALL MEN BY THESE POWER OF ATTORNEY -

I, **SMT. ASIMA BANERJEE**, PAN – AQSPB7144E, Wife of Late Prasanta Banerjee, by faith - Hindu, by occupation – House-wife, Residing at – Raghunathpur, P.O. – Jhargram, P.S. – Jhargram, Dist. – Jhargram, PIN – 721507 am the owner as well as the occupier has piece & parcel of the BASTU land measuring total 6.16 Decimals i.e. 2683.296 Sq. ft. more or less over which a old one storied pucca building measuring 427.50 Sq. ft. in R.S. Plot No. – 1589, corresponding to L.R. Plot No. – 3222, R.S. Khatian No. – 3 corresponding to L.R. Khatian No. - 3132, within the ambit of Jhargram Municipality, Ward No. - 14, Holding No. – 738/594 within Mouza – Jangalkhas, J.L. No. – 395 under Jhargram Police Station in the District of Jhargram within the jurisdiction of Additional District Sub-Register at Jhargram, together with all sorts of easement rights & common passage attached hereto, which is morefully described in the Schedule below hereunder by paying all taxes/ rents before the appropriate authority.

गणेश दास

DRAFTED BY

**Nitesh Das**  
Advocate

Enrolment No F/740/201  
Jhargram Judicial Court

Contd. ....P/2

AND

WHEREAS the land measuring 6.45 Decimals along with an one storied old pucca building measuring 427.50 Sq. ft. within Mouza – Jangalkhas, J.L. No. – 395 in R.S. Khatian No. - 3, R.S. Plot No. – 1589 previously owned and possessed by one Basanti Rani Guha Neogi, W/o – Late Asit Kumar Guha Neogi.

AND

WHEREAS the First Part/ the land owner is the present owner as well as occupier has seized and possessed of THAT ALL piece & parcel of BASTU land measuring total 6.16 Decimals i.e. 2683.296 Sq. ft. more or less over which a old one storied pucca building measuring 427.50 Sq. ft. in R.S. Plot No. – 1589, corresponding to L.R. Plot No. – 3221 (0.25 Decimals) & 3222 (5.91 Decimals), R.S. Khatian No. – 3 corresponding to L.R. Khatian No. - 3132, within the ambit of Jhargram Municipality, Ward No. - 14, Holding No. – 738/594 within Mouza – Jangalkhas, J.L. No. – 395 under Jhargram Police Station in the District of Jhargram within the jurisdiction of Additional District Sub-Registrar at Jhargram, together with all sorts of easement rights & common passage attached hereto, hereinafter called and referred to as the “said property” which are morefully described in the Schedule – A hereunder by paying all taxes/ rents before appropriate authority.

AND

WHEREAS the land measuring 6.45 Decimals along with an one storied old pucca building measuring 427.50 Sq. ft. within Mouza – Jangalkhas, J.L. No. – 395 in R.S. Khatian No. - 3, R.S. Plot No. – 1589 previously owned and possessed by one Basanti Rani Guha Neogi, W/o – Late Asit Kumar Guha Neogi.

AND

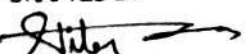
WHEREAS during the peaceful possession over the said land measuring 6.45 Decimals of land including the dwelling house the said Basanti Rani Guha Neogi

KALPATARU DEVELOPER  
Kingshuk maiti  
Partner

KALPATARU DEVELOPER  
Sangam Dhamu  
Partner

10/10/2021

DRAFTED BY

  
Nitesh Das  
Advocate

Enrolment No F/740/201  
Jhargram Judges Court

sold and transferred the said 6.45 Decimals of land the said dwelling house measuring 427.50 Sq. ft. upto selling in favour of the land owner of this agreement namely Asima Banerjee, W/o – Prasanta Banerjee by virtue of a registered sale deed, being Deed No. – 1277 which was executed on 25/03/1996 and registered on 24/04/1996 of the office of A.D.S.R.O., Jhargram and thereafter the above noted Basanti Rani Guha Neogi again sold and transferred the roof of the said dwelling house reassuring 405 Sq. ft. in favour of the land owner of this agreement by dint of another registered sale deed, being Deed No. – 1927 which was executed on 12/02/2004 and registered on 27/08/2004 of the office of A.D.S.R.O., Jhargram.

AND

WHEREAS the above noted R.S. Plot No. – 1589 of Mouza – Jangalkhas, J.L. No. – 395 was converted into two different L.R. Plot Nos. i.e. 3221 & 3222 and being the legal and bonafied owner the land owner of this agreement mutated her name in the record of settlement according to W.B.L.R. Act and got separate Khatian No. – 3132 in her name and the above noted 6.45 Decimals of land divided in two plots i.e. 0.25 Decimals in L.R. Plot No. – 3221 and 6.20 Decimals in L.R. Plot No. – 3222 and the land owner of this agreement also mutated her name in the record of Jhargram Municipality and got Holding No. – 738/594 in her name according to Municipal Act. and the land owner of this agreement being the lawful owner she is maintaining her right, title, interest and possession over the said land measuring 6.45 decimals without any hindrance within the knowledge of society by paying all taxes, rents before the appropriate authority/ies.

Be it noted here that in L.R. Plot No. – 3221 of Mouza – Jangalkhas, J.L. No. – 395 the area of the land owner has been noted as 0.002 Acres instead of 0.0025 Acres.

AND

DRAFTED BY

  
Nitesh Das  
Advocate

Enrolment No F/740/201  
Jhargram Judges Court

KALPATARU DEVELOPER  
  
Partner

KALPATARU DEVELOPER  
  
Partner



WHEREAS at present the Land Owner of this agreement is the legal and bonafied owner of the total land measuring 6.16 decimals of land along with one storied old pucca building measuring 427.50 Sq. ft. which is elaborately described in the Schedule – A below.

**AND**

WHEREAS the land owner of Schedule – A property being the lawful & bonafied occupier, she is enjoying her right, title, interest & possession over Schedule – A property by paying all taxes, rents before appropriate authority and the said property is free from all encumbrances and charges and the land owner is desirous to invest her land/ property (Schedule – A property) in a profitable manner by constructing a multi-storied building/s thereon.

**AND**

WHEREAS the Developers/ Promoters "KALPATARU DEVELOPER", PAN – AAVFK9147M, a Partnership Firm having its Registered Office at ~~Bachurdoba~~, P.O. - Jhargram, P.S. – Jhargram, Dist. - Jhargram, West Bengal, PIN – 721507, consisting of two Partners namely - 1) **SRI SANJAY DHAMIJA**, PAN – AGOPD9223E, S/o – Late Avinash Dhamija, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Nutandihi, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, 2) **SRI KINGSHUK MAITY**, PAN – AGRPM2665E, S/o – Sri Nishikanta Maity, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Bachurdoba, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507 has formulated a scheme for promotion and development of the landed property of the executants, specifically and particularly described in the schedule hereunder written as per Building Plan/s, already sanctioned by Jhargram Municipality and/ or to be sanctioned by the Local Statutory Authority/ Jhargram Municipality and has approached the land owner of the scheduled landed property i.e. the executant for construction/ erection of the multistoried building/s and also other related building according to modern taste, design and architecture consisting of several units, residential units/ flats, commercial

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KALPATARU DEVELOPER  
Kingshuk Maity  
Partner

KALPATARU DEVELOPER  
Sanjay Dhamija  
Partner

DRAFTED BY

  
**Nilesch Das**  
Advocate

Enrolment No F/740/201  
Jhargram Judoes Court

units/ shops/ spaces, car parking space/garage and others at the costs and expenses of the Promoters/ Developers and funds from the other sources with the full knowledge and consent of the land owner i.e. the executant as per sanctioned building plan on the said landed property and the executant has also accepted the proposal of the Promoters/ Developers in respect of promotion and development of her landed property. The executant entered into and executed one Development Agreement with the promoters/ developers "KALPATARU DEVELOPER", PAN – AAVFK9147M, a Partnership Firm having its Registered Office at Bachurdoba, P.O. - Jhargram, P.S. – Jhargram, Dist. - Jhargram, West Bengal, PIN – 721507, consisting of two Partners namely - 1) **SRI SANJAY DHAMIJA**, PAN – AGOPD9223E, S/o – Late Avinash Dhamija, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Nutandihi, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, 2) **SRI KINGSHUK MAITY**, PAN – AGRPM2665E, S/o – Sri Nishikanta Maity, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Bachurdoba, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, with certain terms & conditions stipulated therein, which has been duly registered before the Office of the A.D.S.R., Jhargram vide Development Agreement being Serial No. 1588 of 2022 & Deed No. 1723 for the year 2022, Registered in the Office of A.D.S.R., Jhargram.

AND

WHEREAS, I, the executant decided to execute the general power of attorney/ development power of attorney after registered development agreement in favour of the Promoters/ Developers for the purpose of performing all acts of management, supervision, development, construction and all other works, relating to the development of the scheduled land and of transfer of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building over the said landed property, described in the schedule below to avoid future litigation and legal complicity.

DRAFTED BY

  
**Nilesch Das**  
Advocate

Enrolment No F/740/201  
Jhargram Judges Court

*Sri Sanjay Dhamija*

KALPATARU DEVELOPER  
*Sri Nishikanta Maity*  
Partner

KALPATARU DEVELOPER  
*Sri Sanjay Dhamija*  
Partner

**THEREFORE** I, the executant, described above do hereby constitute, nominate and appoint "**KALPATARU DEVELOPER**", a Partnership Firm having its Registered Office at **Bachurdoba, P.O. - Jhargram, P.S. - Jhargram, Dist. - Jhargram, West Bengal, PIN - 721507**, consisting of two Partners namely - 1) **SRI SANJAY DHAMIJA**, PAN - AGOPD9223E, S/o - Late Avinash Dhamija, by faith - Hindu, by Occupation - Business, by Nationality - Indian, Resident of Nutandihi, P.O. & P.S. - Jhargram, Dist - Jhargram, West Bengal, PIN - 721507, 2) **SRI KINGSHUK MAITY**, PAN - AGRPM2665E, S/o - Sri Nishikanta Maity, by faith - Hindu, by Occupation - Business, by Nationality - Indian, Resident of Bachurdoba, P.O. & P.S. - Jhargram, Dist - Jhargram, West Bengal, PIN - 721507, as my true, legal and lawful ATTORNEY in my name and on my behalf to do or execute all or any of the acts, deeds and or things as follows:-

1. To hold, defend possession, manage, administer, look after, control, supervise and maintain my entire & every part of the landed property, described in the schedule below.
2. To prepare site plan/s, building plan/s, other plans for development of the said landed property, described in the schedule hereunder written and to submit the same to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of the same and to submit proposal/s from time to time for any amendment/s of such building/s construction to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of such amendment/s and to sign and to give such building plan/s, application/s, paper/s, writing/s, undertaking/s, NOC, commencement certificate, completion certificate etc. as may be required and to carry on correspondence/s with all concerned authority/ies and bodies including Jhargram Municipality in connection with the development of the said property and or multistoried building and to appear and represent me before all concerned authorities and parties, as may be necessary in connection with the development of the said property and to apply from time to time for modification/s, alteration/s and extension/s of

*Handwritten signature*

KALPATARU DEVELOPER  
*Handwritten signature*  
Partner

KALPATARU DEVELOPER  
*Handwritten signature*  
Partner

DRAFTED BY

*Handwritten signature*  
**Nilesh Das**  
Advocate

Enrolment No F/740/201  
Jhargram Judges Court

the building plan/s in respect of the building/s construction to be constructed on the said landed property.

3. To develop my landed property, described in the schedule below by constructing/ erecting multistoried building/s, in compliance with Sanctioned Building Plan of Jhargram Municipality and the concerned authorities after observing all formalities of the competent authorities, as may be determined by the said attorney and to appoint from time to time contractors, sub- contractors, architect, RCC consultants and other personnel and workmen for carrying out the development of the said property as also construction of the building/s thereon and to pay their fees, consideration moneys, salaries and or wages.
4. To negotiate on terms & conditions for purchase of any residential unit(s)/ commercial unit(s) of the proposed multi storied building to any intending seller/ sellers at such price or prices which my attorney in his absolute on discretion thinks fit and proper.
5. To sign on my behalf and to execute Agreements for Sale, Sale Deed/ Sale Deeds and any other documents and papers in respect of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below in favour of any intending purchaser/ purchasers and or any person/ persons and or organization/s in my name and on my behalf, at such market price on such terms and conditions as my said attorney/s in his absolute discretion consider and think to be proper, fit and justified.
6. To receive from the purchaser/ purchasers and or any person/ persons and or organization/s the advance money/ consideration money or any kind of consideration for the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s,

*Handwritten signature*

KALPATARU DEVELOPER  
*Kingshuk* Partner

KALPATARU DEVELOPER  
*Sanyal Damini's* Partner

DRAFTED BY

*Nilesh Das*  
**Nilesh Das**  
Advocate

Enrolment No F1740/201  
Jhargram Judoes Court

upon the said landed property, described in the schedule below in favour of any intending purchaser/ purchasers and or any person/ persons and or organization/s in my name and on my behalf and give proper receipt or receipts and discharge the same on my behalf.

7. To present the Sale Deed/ Sale Deeds, Agreement for Sale/ Agreements for Sale and any other documents/ instruments/ declarations/ undertaking/ bonds after execution thereof on my behalf before the District Registrar/ A.D.S.R.O., Jhargram/ Registrar of Assurance, or any registering authority and admit the execution thereof and to do other things and acts that may be necessary for registration of Sale Deed/ Sale Deeds/ Agreement for Sale and any other documents in respect of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below save and except the Owner's Allocation of the building/s in the proposed building as per paragraph No. 14 of the Registered Development Agreement.

8. To execute and to all other acts, deeds or things for the assurance of the said purchaser/ purchasers and or any person/ persons and or organization/s or to apply and appear before any authorities for the purpose of giving effect of the said transfer or title of the property and execute necessary forms, notices, and papers relating to the execution of Sale Deed/ Sale Deeds, Agreements for sale and disposal of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below.

9. To pay all taxes, rents, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of my landed property or any part thereof.

DRAFTED BY

  
**Nilesch Das**  
Advocate

Enrolment No F1740/201  
Jhargram Judges Court

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KALPATARU DEVELOPER  
*Kingshuk Maiti*  
Partner

KALPATARU DEVELOPER  
*Sanjay Dhamra*  
Partner



10. To appear before any Civil, Criminal Court, Revenue or Revisional Court/s and to execute and to sign Vokatnama, plaint/s, written statement/s, application/s, petition/s, objection/s, memo of appeal, affidavit/s or any other necessary document/s and paper/s on my behalf and to file the same before the appropriate Court/s or authority/ies to take any legal action/s, step/s in respect of my landed property, described in the schedule below and to prevent any person/s from trespassing on the said landed property or any part thereof and to take remedial action/s by filling civil/criminal case/s, suit/s and proceeding/s against such person/s.
11. To engage any Solicitor/ Lawyer/ Advocate for legal advice & legal help and for filing and or conducting case/s, suit/s, or legal proceeding/s, as may be required to be taken from time to time in respect of my landed property in my name and on our behalf.
12. The said Attorney/s shall handover the owner's allocation to the owner firstly on completion of the building/s in the proposed building, as per paragraph No. 14 of the Registered Development Agreement.
13. To do every acts, deeds & things whatsoever, which may be at his sole discretion of my attorney deemed fit and proper and justified in the matter of management, supervision, enjoyment, construction, erection, development and of transfer and dispose of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below.

I, Asima Banerjee hereby agree to ratify and confirm all such acts, deeds, things or proceedings that may be done by my said attorney i.e. "KALPATARU DEVELOPER", a Partnership Firm having its Registered Office at Bachundoba, P.O. - Jhargram, P.S. - Jhargram, Dist. - Jhargram, West Bengal, PIN - 721507, consisting of two Partners namely - 1) SRI SANJAY DHAMIJA, PAN -

*for the developer*

KALPATARU DEVELOPER  
Kingshuk Maitty  
Partner

KALPATARU DEVELOPER  
Sanjay Dhamija  
Partner

DRAFTED BY

*Nilesh Das*  
Nilesh Das  
Advocate

Enrolment No F/740/201  
Jhargram Judges Court

AGOPD9223E, S/o – Late Avinash Dhamija, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Nutandih, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, 2) **SRI KINGSHUK MAITY**, PAN – AGRPM2665E, S/o – Sri Nishikanta Maity, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Bachhurdoba, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, the Partnership Firm, in my name and on my behalf by virtue of this General Power of Attorney/ Development Power of Attorney and the same shall be binding upon me and be of full force and effect.

Be it mention here in that the photographs and impression of fingers of both the hands of the executants and the attorney/ies are taken on the last pages of this presents, duly certified by the executant and the attorney/ies.

**IN WITNESSES WHEREOF**, I, the executant have hereto signed this General Power of Attorney/ Development Power of Attorney being acquainted with the facts & the contents and future consequences of this presents in my free will and consent, without any undue influence and/ or intimidation in presence of witnesses and this General Power of Attorney is read over before me and explained the contents in Bengali on this 23<sup>rd</sup> day of May in the year 2022 at Jhargram.

### SCHEDULE

(Description of the said landed property)

ALL THAT piece and parcel of the BASTU land measuring total 6.16 Decimals i.e. 2683.296 Sq. ft. more or less over which an old dilapidated one storied pucca building measuring 427.50 Sq. ft. in R.S. Plot No. – 1589, corresponding to L.R. Plot No. – 3221 (0.25 Decimals) & 3222 (5.91 Decimals), R.S. Khatian No. – 3 corresponding to L.R. Khatian No. - 3132, within the ambit of Jhargram Municipality, Ward No. - 14, Holding No. – 738/594 within Mouza – Jangalkhas, J.L. No. – 395 under Jhargram Police Station in the District of Jhargram, together with all right of easements, common facilities and amenities annexed thereto.

DRAFTED BY

*Nilesh Das*  
**Nilesh Das**  
Advocate

Enrolment No F1740/201

Judges Court

*Kingshuk Maity*

KALPATARU DEVELOPER  
*Kingshuk Maity*  
Partner

KALPATARU DEVELOPER  
*Sanjay Dhamija*  
Partner

The scheduled land is butted and bounded by -

TO THE NORTH : Rest land R.S. Plot No. - 1589.

TO THE SOUTH : 30 ft. wide metal road.

TO THE EAST : Land owner's own land and rest land of  
R.S. Plot No. - 1589.

TO THE WEST : Rest land R.S. Plot No. - 1589.

**Signature of the Witnesses :**

1. Sandip Banerjee  
S/O - Lt. Prasanta Banerjee  
At. Raghunathpur,  
P.O. + P.S. + Dist - Jhargram,  
Pin - 721507  
Occu - Business

2. Kumkum Satpathi  
w/o Biswajit Satpathi  
Raghunathpur  
Jhargram

Explanation - The words "Bachudoba"  
has been written by pen in Page No - 4, 5, 6 & 9 and  
the words "Nutanidhi" in page No - 10  
This deed has been completed in 13  
pages and there are two witnesses,  
signed in this presents & fingerprints  
of the parties attached hereunder.

ଉତ୍ପୀତା ଶ୍ରମୀ

KALPATARU DEVELOPER  
Sangam Dhami  
Partner

KALPATARU DEVELOPER  
Kingshuk Maity  
Partner

Sandip Banerjee

KALPATARU DEVELOPER  
Kingshuk Maity  
Partner

Drafted & Prepared in my office :

Nilash Das, Advocate  
M.A., L.L.M.  
Advocate  
Enrolment No. - F/740/2012  
Jhargram, Paschim Medinipur

Typed by : Ashok Kumar Maity, Jhargram.

KALPATARU DEVELOPER  
Sangam Dhami  
Partner

**PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES**



श्यामली

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

श्यामली श्यामली

Signature .....



Sanjay Dhamija

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Sanjay Dhamija

Signature .....













Kingshuk Maity

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Kingshuk Maity

Signature .....

**PHOTOGRAPH & FINGER PRINTS OF THE IDENTIFIER**

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				



*Sanjiv Banerjee*

Signature ..... *Sanjiv Banerjee* .....

Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 41,50,000/-		Rs. 43,69,315/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 220501723/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Janglekhas-(395), , Ward No: 14 Pin Code : 721507



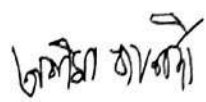
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3221	LR-3132	Vastu	Vastu	0.25 Dec	50,000/-	1,23,750/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3222	LR-3132	Vastu	Vastu	5.91 Dec	40,00,000/-	40,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>6.16Dec</b>	<b>40,50,000 /-</b>	<b>41,23,750 /-</b>	
		<b>Grand Total :</b>			<b>6.16Dec</b>	<b>40,50,000 /-</b>	<b>41,23,750 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	427.5 Sq Ft.	1,00,000/-	2,45,565/-	Structure Type: Structure
Gr. Floor, Area of floor : 427.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>427.5 sq ft</b>	<b>1,00,000 /-</b>	<b>2,45,565 /-</b>	

## Principal Details :



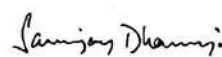
Name,Address,Photo,Finger print and Signature




SI No	Name	Photo	Finger Print	Signature
1	<b>Mrs Asima Banerjee</b> <b>(Presentant)</b> Wife of Late Prasanta Banerjee Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office	 23/05/2022	 LTI 23/05/2022	 23/05/2022
Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx4e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>KALPATARU DEVELOPER</b> Village:- Bachurdoba, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	<b>Shri Sanjay Dhamija</b> Son of Late Avinash Dhamija Date of Execution - 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office	 May 23 2022 3:17PM	 LTI 23/05/2022	 23/05/2022
At- Nutandihi, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3E,Aadhaar No Not Provided Status : Representative, Representative of : KALPATARU DEVELOPER (as Partner)				

Name	Photo	Finger Print	Signature
<b>Mr Kingshuk Maity</b> Son of Nishikanta Maity Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office			
	May 23 2022 3:18PM	LTI 23/05/2022	23/05/2022
At- Bachurdoba, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5E,Aadhaar No Not Provided Status : Representative, Representative of : KALPATARU DEVELOPER (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
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**Endorsement For Deed Number : I - 220501734 / 2022**

23-05-2022

**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 13:15 hrs on 23-05-2022, at the Office of the A.D.S.R. JHARGRAM by Mrs Asima Banerjee ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,69,315/-

**Admission of Execution (U)**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2205-2022, Page from 38184 to 38205  
being No 220501734 for the year 2022.



Digitally signed by ARUNABHA DAS  
Date: 2022.05.23 17:55:22 +05:30  
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to be 'Arunabha Das', with a horizontal line underneath.

(ARUNABHA DAS) 2022/05/23 05:55:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. JHARGRAM  
West Bengal.

(This document is digitally signed.)