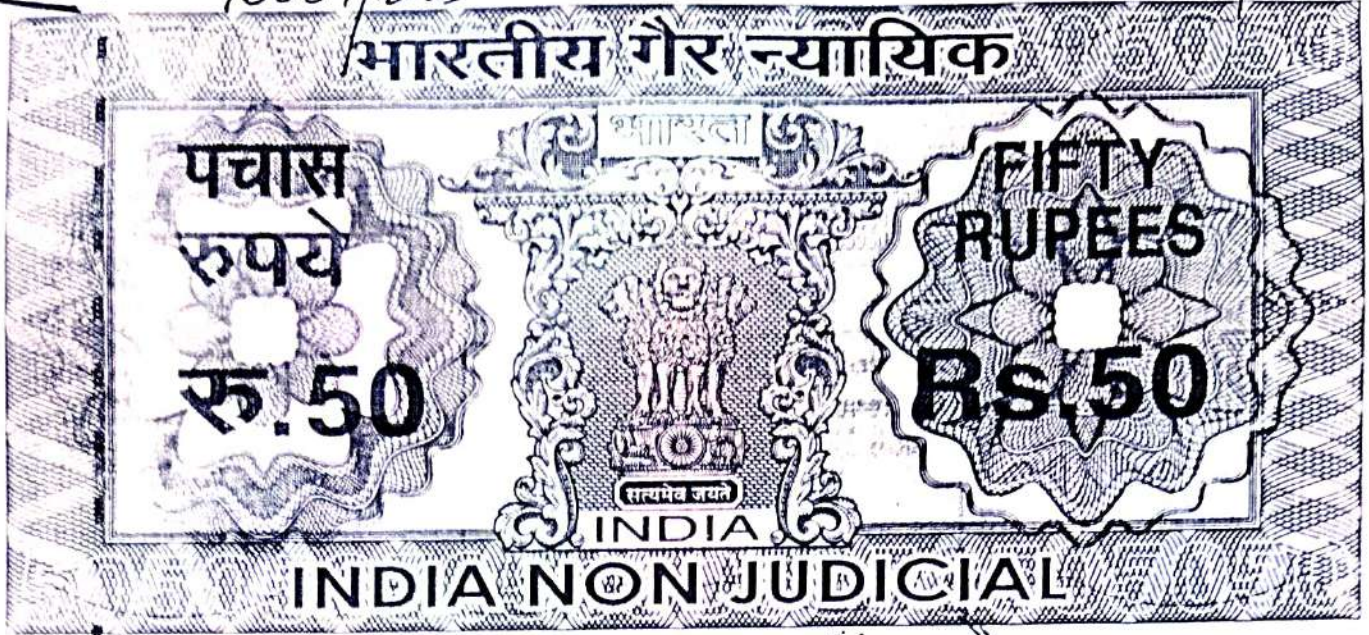


13059/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AH 641016

5/9 8/2023 5:50/27
13:12

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

5 SEP 2023

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We (1) **BHAGBAT PRASAD CHOWDHURY**, (Aadhaar No. 9493 8240 4522), (Pan No. ACJPC1471E), son of Late Mahadeb Prasad Chowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101, (2) **SOUMITRA PAUL**, (Aadhaar No. 5665 4298 1031), (Pan No.

27950

Sold to	Fresh Pearl
Address	12 Cut
Value	50
18 AUG 2023	
L.S.V., High Court Abhijit Sarkar High Court, A.S	

ADW

Swapan Kona

Son of Swapan Kona

2, Sahib Dinesh Gupta Road

KOL - 39



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
5 SEP 2023

ASYPP5061G), son of Narayan Chandra Paul, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 203, Nutan Chati Main Road, P.O., P.S. and District - Bankura, Pin Code 722101, **(3) SAIKAT CHOWDHURY**, (Aadhaar No. 5363 8175 7133), (Pan No. AKNPC3740L), son of Late Kashinath Chowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 209/A 031, Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101 **(4) SHRABANTI CHOUDHURY**, (Aadhaar No. 7266 3854 7966), (Pan No. BLNPC4656H), wife of Saikat Chowdhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 209/A 031, Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101, **(5) RAHUL RAKSHIT**, (Aadhaar No. 3725 2748 3328) (Pan No. EPLPR1448F), son of Rana Pratap Rakshit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/3, Ashutosh Mukherjee Lane, P.O. Salkia, P.S. Golabari, Howrah - 711106, **(6) SUNANDA RAKSHIT**, (Aadhaar No. 6933 1885 4594), (Pan No. BVNPR7286L), daughter of Rana Pratap Rakshit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/3, Ashutosh Mukherjee Lane, P.O. Salkia, P.S. Golabari, Howrah - 711106, **(7) DINABANDHU CHOWDHURY**, (Aadhar No. 660473575854), (PAN No. ACKPC9969N), son of Late Mahadeb Chowdhury, by faith - Hindu, by occupation - Advocate, by Nationality - Indian, and **(8) SMT. KRISHNA CHOWDHURY**, (Aadhar No. 5271 3158 9230), (PAN No. ACQPC6959G) by faith - Hindu, by occupation - Housewife, by Nationality - Indian, Nos. 7 and 8 are residing at 2, Sahid Dinesh Gupta Road, Jadu Colony, P.O. & P.S. Behala, Kolkata - 700 034, do hereby declare as follows :-

WHEREAS we are owners of the landed property as mentioned in the schedule below.

AND WHEREAS one development agreement has been executed by and between us and **M/S. MAHALAXMI BUILDERS**, a partnership firm (PAN: ABUFM7765M) represented by of its partners namely (1) SRI CHANDAN CHATTERJEE, (PAN No. AGJPC4016D), (AADHAAR No. 492496857261) son of Sri Sishir Chatterjee by religion - Hindu, by occupation - Business, by Nationality - Indian, of Vidyasagar Pally, Katjuridanga, Kenduadihi, Bankura, P.O. - Kenduadihi, P.S. and District - Bankura, Pin - 722102, West Bengal and (2) SMT. SHRABANTI CHOUDHURY, (PAN No. BLNPC4656H), (AADHAAR No. 726638547966) wife of Sri Saikat Choudhury by religion - Hindu, by occupation - Business, by Nationality - Indian, of 209/A, Cinema Road, Bankura, P.O., P.S. and District - Bankura, Pin - 722101, West Bengal The said development agreement has been registered with A.R.A Kolkata being Deed No. 12766 for the year 2023 and in terms of said development agreement we have decided to appoint **M/S. MAHALAXMI BUILDERS**, a partnership firm as our true and lawful Attorney.

AND WHEREAS we do hereby appoint **M/S. MAHALAXMI BUILDERS**, a partnership firm (PAN: ABUFM7765M) represented by of its partners namely (1) SRI CHANDAN CHATTERJEE, (PAN No. AGJPC4016D), (AADHAAR No. 492496857261) son of Sri Sishir Chatterjee by religion - Hindu, by occupation - Business, by Nationality - Indian, of Vidyasagar Pally, Katjuridanga, Kenduadihi, Bankura, P.O. - Kenduadihi, P.S. and District - Bankura, Pin - 722102, West Bengal and (2) SMT. SHRABANTI CHOUDHURY, (PAN No. BLNPC4656H), (AADHAAR No. 726638547966) wife of Sri Saikat Choudhury by religion - Hindu, by occupation - Business, by Nationality - Indian, of 209/A, Cinema Road, Bankura, P.O., P.S. and District - Bankura, Pin - 722101,, to be our true and Lawful Attorney

and to do the following Acts, Deeds, and matters on my behalf either jointly or individually.

- 1) To appear and act in all Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Land & Land Reforms Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board, Bankura Municipality or any local authority for any purpose in connection with the said land.
- 2) To sign, verify complaints, written statements, petitions, objections memorandum of appeal and objection and/or application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court or any of the office of offices. To surrender and admit the surrender of his right over the land before any authority.
- 3) To appear and represent before the authorities of Bankura Municipality, Electricity authority, Income Tax Department Authorities under the Town and Country Planning Act, Airport Authority of India, District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in this present development Agreement for Registration of flats, shops, garage space of Developer's allocation.
- 4) To apply obtain, sanction of building plan, electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.

- 5) To defend possession, manage and maintain the said premises including the building to be constructed thereon. To sign, verify and file application, forms, building plans and revised building plans for multistoried building, documents and papers in respect the said land mentioned in the schedule before Bankura Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises and also to execute deed of amalgamation of land.
- 6) To pay all taxes and other Statutory Taxes, Rates and charges in respect of the said land and building on behalf of the owners and in the name of the owners as and when the same will become due and payable.
- 7) To enter into any agreement for sale, memorandum of understanding, deed of conveyance and/or any other instrument and document in respect of flat/s, units and /or car parking spaces within Developer's Allocation in the said new building i.e. 67% area in favour of the intending purchaser/s except the area to be retained and obtained by the owners in terms of the Agreement for Development. (To take finance/loan from any financial concern by depositing and mortgaging flat/flats/shops from Developers' allocation including the title deed of the property and to sign in the papers and documents for the said purpose).
- 8) To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces from developers' allocation and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful representative.
- 9) To execute necessary Deed of Conveyance or Deed of any nature in favour of the intending purchasers for flats, shops/garages and car spaces within the Developers' Allocation by putting signature on behalf

of the owners and also to receive full and final consideration of the flats, shops/garages and car spaces within the Developers' Allocation and giving discharge to the intending Purchasers by issuing money receipts in the name of the owner. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in this present agreement as may be necessary for the purpose of sale of the flats/units and car parking spaces in the said building for developer allocation only over and above the said premises.

10) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.

11) The attorney will do all the necessary steps before the proper Registering Officer by presenting any deed or agreement according to the condition mentioned in the present Agreement for Development. For all or any of the purposes herein before stated and to appear and represent the owners before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.

12) The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in the schedule of the present Agreement for Development.

13) This power of attorney shall not be revoked and further shall remain valid till completion of registration of the area of the new building to be constructed on the schedule land.

14) Generally to Act as our Attorney or agents in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts of things as fully and effectual in all respect as ourselves to do if personally present.

15) AND we do hereby agree to ratify and confirm whatsoever all acts deeds and things lawfully and bonafide done by attorney which shall be construed as acts deeds and things done by us to intents and purposes as if we are personally present.

16) Be it specifically stated that the schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority /Government Authority for transferring the land/flat in question / no violation of the section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.

SCHEDULE OF PROPERTY REFERRED ABOVE

ALL THAT 21.50 decimal of bastu land in R.S. Plot No. 309 (Old 201/3009) corresponding to L.R. Plot No. 4273 and 10 decimal of bastu land in R.S. Plot No. 201 (Old 201/1421) corresponding to L.R. Plot No. 4283 total 31.50 decimal land in two plots recorded in L.R. Khatian Nos. 8745, 8732, 8736, 8742, 8738, 8740, 8730 and 8734 of Demurari Gopinathpur Mouza having J.L. No. 205 within P.S. & Dist. Bankura with structure of 500 sq. ft. together with all easement rights in the adjacent east side Road. *Handing no. 201/c (159/1) Cinema Road.*

AND

ALL THAT Bastu land measuring about 910 Sq. Ft. of land (40 ft. x 22.9 ft.) situated on R.S. Dag No. 201 and 204, the then Khatian No.

Sindhu Chatterjee

7006, L.R. Dag No. 4281 (measuring about 0.052 decimals) and L.R. Dag No. 4282 (measuring about 0.090 decimals), Khatian Nos. 8956 and 8986 under Mouza Demurari Gopinathpur corresponding to holding No. 201/C under Nutanganj Mahalla of Bankura Municipality along with one dilapidated structure measuring about 500 sq. ft. together with all easement rights in the adjacent east side Road.

IN WITNESSES WHEREOF We **BHAGBAT PRASAD CHOWDHURY, SOUMITRA PAUL, SHRABANTI CHOUDHURY, RAHUL RAKSHIT, SUNANDA RAKSHIT, DINABANDHU CHOWDHURY and SMT. KRISHNA CHOWDHURY**, have hereby set and subscribed our hand this 5th day of September, 2023.

WITNESSES

1. *Irish Paul*
Advocate
High Court at Calcutta

2. *Krishna Mitra*
11, 61st Post office St
Kol - 1

Bhagbat Prasad Chowdhury

Soumitra Paul

Srihat Choudhury

Shrabanti Choudhury

Rakshit

Sunanda Rakshit

Dinabandhu Chowdhury

Krishna Chowdhury

Signature of Executants

For M/S. MAHALAXMI BUILDERS

Chandan Chatterjee

PARTNER

For M/S. MAHALAXMI BUILDERS

Shrabanti Choudhury

PARTNER

Signature of Attornies


































Drafted by me.

Irish Paul
Advocate


































High Court at Calcutta

WB - 592/1999


































SPECIMEN FORM FOR TEN FINGERPRINT

SI No.	Signature of the executants/ presentants					
Pulogbat Prasad						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
Cherthy						
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
Souvin Paul						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little
Sankar Chakraborty						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

SPECIMEN FORM FOR TEN FINGERPRINT

SI No.	Signature of the executants/ presentants					
<i>Shrabanti Chaudhary</i>						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand	Little
<i>Raharaj</i>						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand	Little
<i>Ruanda Pasit</i>						
		Little	Ring	Middle (Left)	Fore Hand	Thumb
						
		Thumb	Fore	Middle (Right)	Ring Hand	Little

SPECIMEN FORM FOR TEN FINGERPRINT

Sl No.	Signature of the executants/ presentants					
<i>Arindam Dasgupta</i>						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
<i>Krishna Dasgupta</i>						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
<i>Chandran Chatterjee</i>						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed

Deed No :	I-1904-12788/2023	Date of Registration	05/09/2023
Query No / Year	1904-8002265259/2023	Office where deed is registered	
Query Date	05/09/2023 1:31:02 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,51,70,844/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412766/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Cinema Road, Road Zone : (Ward no 5 – Ward no 5) , Mouza: Demurari Gopinathpur, Pin Code : 722101

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-4273	LR-8745	Bastu	Bastu	2.68 Dec		11,56,718/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4273	LR-8732	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4273	LR-8736	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4273	LR-8742	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-4273	LR-8738	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :



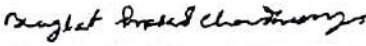
L6	LR-4273	LR-8740	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-4273	LR-8730	Bastu	Bastu	2.69 Dec		11,61,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-4273	LR-8734	Bastu	Bastu	2.68 Dec		11,56,718/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-4283	LR-8745	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-4283	LR-8732	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-4283	LR-8736	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-4283	LR-8742	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L13	LR-4283	LR-8738	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L14	LR-4283	LR-8740	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L15	LR-4283	LR-8730	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L16	LR-4283	LR-8734	Bastu	Bastu	1.25 Dec		5,39,514/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :

L17	LR-4281	LR-8985	Bastu	Bastu	321 Sq Ft	3,17,505/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L18	LR-4281	LR-8986	Bastu	Bastu	321 Sq Ft	3,17,505/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L19	LR-4282	LR-8985	Bastu	Bastu	134 Sq Ft	1,32,541/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L20	LR-4282	LR-8986	Bastu	Bastu	134 Sq Ft	1,32,541/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
					TOTAL :	33.5854Dec	0 /- 144,95,844 /-
Grand Total :					33.5854Dec	0 /- 144,95,844 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Bhagbat Prasad Chowdhury Son of Late Mahadeb Prasad Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 05/09/2023	 LTI 05/09/2023	 05/09/2023




Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Soumitra Paul Son of Narayan Chandra Paul Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023



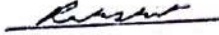


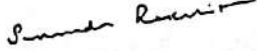


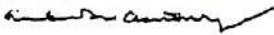


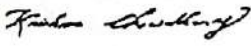
203, Nutanchati Main Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Saikat Chowdhury Son of Late Kashinath Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023

209/a031, Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Shrabanti Choudhury Wife of Saikat Choudhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023

209/a031, Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office












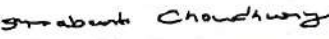


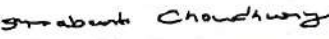


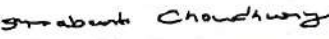
	Name	Photo	Finger Print	Signature
5	Mr Rahul Rakshit Son of Rana Pratap Rakshit Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 <small>05/09/2023</small>	 <small>LTI 05/09/2023</small>	 <small>05/09/2023</small>
14/3 Ashutosh Mukherjee Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: epxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
6	Mrs Sunanda Rakshit Daughter of Rana Pratap Rakshit Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 <small>05/09/2023</small>	 <small>LTI 05/09/2023</small>	 <small>05/09/2023</small>
14/3 Ashutosh Mukherjee Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bvxxxxxx6l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
7	Mr Dinabandhu Chowdhury (Presentant) Son of Late Mahadeb Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 <small>05/09/2023</small>	 <small>LTI 05/09/2023</small>	 <small>05/09/2023</small>
2, Sahid Dinesh Gupta Road, Jadu Colony, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: acxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
8	Mrs Krishna Chowdhury Wife of Mr Dinabandhu Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office	 <small>05/09/2023</small>	 <small>LTI 05/09/2023</small>	 <small>05/09/2023</small>

2, Sahid Dinesh Gupta Road Jadu Colony,, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S. MAHALAXMI BUILDERS Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 , PAN No.:: ABxxxxx5M,Aadhaar No Not Provided, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Chandan Chatterjee Son of Mr Sishir Chatterjee Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 5 2023 2:37PM</td> <td>LTI 05/09/2023</td> <td>05/09/2023</td> </tr> </tbody> </table> <p>Vidyasagar Pally Katjuridana Kenduadihi Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AGxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S. MAHALAXMI BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Chandan Chatterjee Son of Mr Sishir Chatterjee Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office					Sep 5 2023 2:37PM	LTI 05/09/2023	05/09/2023
Name	Photo	Finger Print	Signature										
Mr Chandan Chatterjee Son of Mr Sishir Chatterjee Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office													
	Sep 5 2023 2:37PM	LTI 05/09/2023	05/09/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mrs Shrabanti Choudhury Wife of Mr Saikat Choudhury Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 5 2023 2:34PM</td> <td>LTI 05/09/2023</td> <td>05/09/2023</td> </tr> </tbody> </table> <p>209/A, Cinema Road, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S. MAHALAXMI BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mrs Shrabanti Choudhury Wife of Mr Saikat Choudhury Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office					Sep 5 2023 2:34PM	LTI 05/09/2023	05/09/2023
Name	Photo	Finger Print	Signature										
Mrs Shrabanti Choudhury Wife of Mr Saikat Choudhury Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office													
	Sep 5 2023 2:34PM	LTI 05/09/2023	05/09/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swarup Konar Son of Swapan Konar Shahid Dinesh Gupta Road, City:- Kolkata, P O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			

05/09/2023 | 05/09/2023 | 05/09/2023
 Identifier Of Mr Bhagbal Prasad Chowdhury, Mr Soumitra Paul, Mr Saikat Chowdhury, Mrs Shrabanti Choudhury, Mr Rahul Rakshit, Mrs Sunanda Rakshit, Mr Dinabandhu Chowdhury, Mr Chandan Chatterjee, Mrs Shrabanti Choudhury, Mrs Krishna Chowdhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhagbal Prasad Chowdhury	M S. MAHALAXMI BUILDERS-2.68 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Soumitra Paul	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Saikat Chowdhury	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mrs Shrabanti Choudhury	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Rakshit	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunanda Rakshit	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mr Dinabandhu Chowdhury	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Chowdhury	M S. MAHALAXMI BUILDERS-1.25 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	Mr Dinabandhu Chowdhury	M S. MAHALAXMI BUILDERS-0.735626 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Chowdhury	M S. MAHALAXMI BUILDERS-0.735626 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	Mr Dinabandhu Chowdhury	M S. MAHALAXMI BUILDERS-0.307084 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Soumitra Paul	M S. MAHALAXMI BUILDERS-2.69 Dec

Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Chowdhury	M S. MAHALAXMI BUILDERS-0.307084 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Saikat Chowdhury	M S. MAHALAXMI BUILDERS-2.69 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shrabanti Choudhury	M S. MAHALAXMI BUILDERS-2.69 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Rakshit	M S. MAHALAXMI BUILDERS-2.69 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sunanda Rakshit	M S. MAHALAXMI BUILDERS-2.69 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Dinabandhu Chowdhury	M S. MAHALAXMI BUILDERS-2.69 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Chowdhury	M S. MAHALAXMI BUILDERS-2.68 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhagbat Prasad Chowdhury	M S. MAHALAXMI BUILDERS-1.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhagbat Prasad Chowdhury	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
2	Mr Soumitra Paul	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
3	Mr Saikat Chowdhury	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
4	Mrs Shrabanti Choudhury	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
5	Mr Rahul Rakshit	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
6	Mrs Sunanda Rakshit	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
7	Mr Dinabandhu Chowdhury	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft
8	Mrs Krishna Chowdhury	M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Cinema Road, Road Zone : (Ward no 5 -- Ward no 5)
 Mouza: Demurari Gopinathpur, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 4273, LR Khatian No:- 8745	Owner:ভাগবত প্রসাদ চৌধুরী, Gurdian:মহাদেব প্রসাদ, Address:নিজ , Classification:বন্ড, Area:0.02680000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4273, LR Khatian No:- 8732	Owner:লৌমিত্র গাল, Gurdian:শারায়নচন্দ্র , Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4273, LR Khatian No:- 8736	Owner:সৈকত চৌধুরী, Gurdian:কানীনাথ , Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4273, LR Khatian No:- 8742	Owner:সাব্বী চৌধুরী, Gurdian:সৈকত চৌধুরী, Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4273, LR Khatian No:- 8738	Owner:রাফুল রফিক, Gurdian:রানাপ্রতাপ , Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 4273, LR Khatian No:- 8740	Owner:সুনন্দা রফিক, Gurdian:রানা প্রতাপ রফিক, Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 4273, LR Khatian No:- 8730	Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:নিজ , Classification:বন্ড, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 4273, LR Khatian No:- 8734	Owner:স্বক্সা চৌধুরী, Gurdian:দীনবন্ধু চৌধুরী, Address:নিজ , Classification:বন্ড, Area:0.02680000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 4283, LR Khatian No:- 8745	Owner:ভাগবত প্রসাদ চৌধুরী, Gurdian:মহাদেব প্রসাদ, Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 4283, LR Khatian No:- 8732	Owner:লৌমিত্র গাল, Gurdian:শারায়নচন্দ্র , Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 4283, LR Khatian No:- 8736	Owner:সৈকত চৌধুরী, Gurdian:কানীনাথ , Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 4283, LR Khatian No:- 8742	Owner:সাব্বী চৌধুরী, Gurdian:সৈকত চৌধুরী, Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 4283, LR Khatian No:- 8738	Owner:রাফুল রফিক, Gurdian:রানাপ্রতাপ , Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 4283, LR Khatian No:- 8740	Owner:সুনন্দা রফিক, Gurdian:রানা প্রতাপ রফিক, Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 4283, LR Khatian No:- 8730	Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:নিজ , Classification:ভড়া, Area:0.01250000 Acre,	Owner Name not selected by applicant.

L16	LR Plot No - 4283, LR Khatian No - 8734	Owner: বৃক্ষা জৈনগী, Gurdian: শিববন্ধু জৈনগী, Address: বিজ , Classification: জঙ্গা, Area: 0.01250000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No - 4281, LR Khatian No - 8985	Owner: শিববন্ধু জৈনগী, Gurdian: মহাশয় জৈনগী, Address: ১, শহীদ শিবেশ পুত্র রোড, বদু কলোশী, বেহালা, কলকাতা-৭০০০৭৪ , Classification: বাস, Area: 0.00600000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No - 4281, LR Khatian No - 8986	Owner: বৃক্ষা জৈনগী, Gurdian: শিববন্ধু জৈনগী, Address: ১, শহীদ শিবেশ পুত্র রোড, বদু কলোশী, বেহালা, কলকাতা-৭০০০৭৪ , Classification: বাস, Area: 0.00600000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No - 4282, LR Khatian No - 8985	Owner: শিববন্ধু জৈনগী, Gurdian: মহাশয় জৈনগী, Address: ১, শহীদ শিবেশ পুত্র রোড, বদু কলোশী, বেহালা, কলকাতা-৭০০০৭৪ , Classification: বাস, Area: 0.00250000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No - 4282, LR Khatian No - 8986	Owner: বৃক্ষা জৈনগী, Gurdian: শিববন্ধু জৈনগী, Address: ১, শহীদ শিবেশ পুত্র রোড, বদু কলোশী, বেহালা, কলকাতা-৭০০০৭৪ , Classification: বাস, Area: 0.00250000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190412788 / 2023

On 05-09-2023

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 13:12 hrs on 05-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Dinabandhu Chowdhury, 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 1,51,70,844/-

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

Execution is admitted on 05/09/2023 by 1. Mr Bhagbat Prasad Chowdhury, Son of Late Mahadeb Prasad Chowdhury, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Soumitra Paul, Son of Narayan Chandra Paul, 203, Nutanchati Main Road Bankura, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service, 3. Mr Saikat Chowdhury, Son of Late Kashinath Chowdhury, 209/a031, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service, 4. Mrs Shrabanti Choudhury, Wife of Saikat Choudhury, 209/a031, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 5. Mr Rahul Rakshit, Son of Rana Pratap Rakshit, 14/3 Ashutosh Mukherjee Lane, P.O: Salkia, Thana: Golabari, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 6. Mrs Sunanda Rakshit, Daughter of Rana Pratap Rakshit, 14/3 Ashutosh Mukherjee Lane, P.O: Salkia, Thana: Golabari, Howrah, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Advocate, 7. Mr Dinabandhu Chowdhury, Son of Late Mahadeb Chowdhury, 2, Sahid Sahid Dinesh Gupta Road Jadu Colony,, P.O: Behala, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr Swarup Konar, Son of Swapan Konar, Shahid Dinesh Gupta Road, P.O: Behala, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

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

Execution is admitted on 05-09-2023 by Mrs Shrabanti Choudhury, PARTNER, M S. MAHALAXMI BUILDERS, Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Swarup Konar, Son of Swapan Konar, Shahid Dinesh Gupta Road, P.O: Behala, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Execution is admitted on 05-09-2023 by Mr Chandan Chatterjee, PARTNER, M S. MAHALAXMI BUILDERS, Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Swarup Konar, Son of Swapan Konar, Shahid Dinesh Gupta Road, P.O: Behala, Thana: Behala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37950, Amount: Rs.50.00/-, Date of Purchase: 18/08/2023, Vendor name: A SARKAR



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 588317 to 588345

being No 190412788 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.09.06 15:42:43 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.