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00028/24



14/12/23

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/3059044/23

AK 499380

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar
Rajarnal New town, North 24 Pgs.

2 JAN 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, 1) SRI ANGSU PRAKASH MUKHERJEE, (PAN - BFYPM6970D), (Aadhaar No. 4619 1101 0297), Son of Late Rashbehari Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, by Faith - Hindu, by Nationality - Indian, Occupation - Retired Person, 2) SRI PRABHAT KUMAR MUKHERJEE @ PRABHAT MUKHERJEE, (PAN - BFYPM6969N), (Aadhaar No. 5699 6717 0241), Son of Late Rashbehari Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata

To be contdp/2

1332 11-12-2023

100/-

11-12-2023
100/-
11-12-2023
100/-
11-12-2023
100/-
11-12-2023
100/-
11-12-2023
100/-

Angsu Prakash Mukherjee
Rachjoni, Rajarhat, Kol-135

11-12-2023

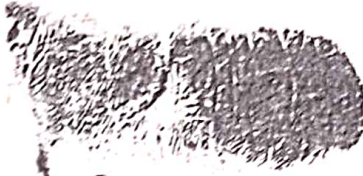
998000

Angsu Prakash Mukherjee



10489

Angsu Prakash Mukherjee



10490

Prabhat Kumar Mukherjee
& Prabhat Mukherjee



10491

Arati Mukherjee



10499

Amf Bore @ Amf Bore

Additional District Sub-Registrar,
Kolkata New Town North 24 Pgs

14 DEC 2023

(2)

- 700135, in the District of North 24 Parganas, State - West Bengal, by Faith - Hindu, by Nationality - Indian, Occupation - Business, 3) ARATI MUKHERJEE, (PAN - CJTPM5527L), (Aadhaar No. 7647 6867 7115), Daughter of Late Rashbehari Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata -700135, in the District of North 24 Parganas, State - West Bengal, Occupation - House Wife, hereinafter collectively called and referred to as the "LAND OWNER/ PRINCIPAL/EXECUTANT" do hereby nominate, constitute and appoint 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, Partners of "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, State - West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for our in our name on our behalf and to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS We, Angsu Prakash Mukherjee, Prabhat Kumar Mukherjee @ Prabhat Mukherjee and Arati Mukherjee (Principal Nos. 1 to 3 herein) are the absolute owners of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9191, Bastu land measuring an area of 08.70 (Eight point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 1980, Bastu land measuring an area of 08.54 (Eight point Five Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 7914, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No.

To be contdp/3

(9)

No. 1318, R.S. Khatian No. 1467, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Angsu Prakash Mukherjee	1313	9191	08
Prabhat Kumar Mukherjee	1313	1980	08.70
@ Prabhat Mukherjee			
Arati Mukherjee	1313	7914	08.54
Arati Mukherjee	1313	9190	08
Prabhat Kumar Mukherjee	1313/1815	1980	5.625
@ Prabhat Mukherjee			
Arati Mukherjee	1313/1815	7914	1.875
Angsu Prakash Mukherjee	1312	1981	09
Prabhat Kumar Mukherjee	1312	1980	09
@ Prabhat Mukherjee			
Arati Mukherjee	1312	7914	03

Total area of land 61.74 Decimals more or less.

The Property Butted and Bounded by

ON THE NORTH : R.S. & L.R. Dag No. 1313.
ON THE SOUTH : R.S. & L.R. Dag No. 1313.
ON THE EAST : R.S. & L.R. Dag No. 1310 & 1311.
ON THE WEST : 25' Feet wide Panchayet Road.

To be contdp/10

(4)

Prabhat Kumar Mukherjee	1313/1815	1980	5.625
@ Prabhat Mukherjee			
Arati Mukherjee	1313/1815	7914	1.875
Angsu Prakash Mukherjee	1312	1981	09
Prabhat Kumar Mukherjee	1312	1980	09
@ Prabhat Mukherjee			
Arati Mukherjee	1312	7914	03

Total area of land 61.74 Decimals.

AND WHEREAS We, Angsu Prakash Mukherjee, Prabhat Kumar Mukherjee @ Prabhat Mukherjee and Arati Mukherjee (Principal Nos. 1 to 3 herein) entered into a registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by our with the said "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, represented by its partners namely 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business. The said Development Agreement executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. I, Volume No. 1523-2022 Pages 728274 to 728326 and Deed No. 152319244 for the year 2022 and registered a

To be contdp/5

(5)

Supplementary Development Agreement executed and submitted dated on 06.12.2023 and registered dated on 12.12.2023, in the office of A.D.S.R. Rajarhat and recorded as Query No. 2002948805/2023 and Deed No. 152318210 for the year 2023.

AND WHEREAS referencing the above Registered Agreement for Development and for smooth development work, we, the Principals/Executant/Land Owners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our name and on our behalf to do exercise and perform all and every or any or the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Bishnupur 1 No. Gram Panchayet, W.B.S.E.D.C.L/CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new buildings and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of Flats, Covered Car Parking Spaces & Open Car Parking Spaces of Developer's Allocation.

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permission from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, Plans and also to submit and take delivery of title 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.

3. To manage and maintain the said premises including the buildings to be constructed thereon.

To be contdp/6

(6)

4. To sign, verify and file application, forms, building plans and revised building plans for multi storied buildings, deeds, documents and papers in respect of our said premises before Rajarhat Bishnupur 1 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of buildings over and above the said premises.

5. To pay all Panchayet/Municipal and other Statutory Taxes, Rates and Charges in respect of the said land premises on our behalf and in our name as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instrument and Deed and documents in respect of sale of Flats, units and or Covered Car Parking Spaces or Open Car Parking Spaces within Developer's Allocation Portion in the said new buildings in favour of intending purchaser or purchasers in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending Purchaser or Purchasers from any financial concern by depositing and mortgaging Flat/ Flats/Covered Car Parking Space/Open Car Parking Spaces from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and or Deed of Conveyance and or any other instruments and documents in respect of sale of Flats, Units and or Cover Car Parking Space in the said new buildings in favour of the intending purchasers relating to Developer's Allocation as per said Registered Development Agreement. To execute deed of amalgamation with neighbour's plot of land of the schedule property, Developer should made by the consent with the land owners.

7. To receive the consideration money in cash or by Cheque/Draft from the intending Purchaser or Purchasers for booking of Flats and Covered Car Parking Spaces, Open Car Parking Space or units relating to Developer's Allocation Portion and to grant receipts thereof and to give full discharge to the Purchaser or Purchas-

To be contdp/7

(7)

ers as our lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact of sale of Flats/units, Covered Car Parking Space & Open Car Parking Space within the Developer's Allocation Portion.

9. To instruct the Advocate/Lawyer for preparing and or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Registered Development Agreement, as may be necessary for the purpose for sale of the Flats/units, Covered Car Parking Space & Open Car Parking Space in the said buildings relating to Developer's Allocation Portion in our said premises.

10. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokalamama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale/Deed of Conveyance in favour of any intending purchasers related to Developer's Allocation portion only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.

14. The Attorney will do the aforesaid acts, deeds, and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

To be contdp/8

(8)

For all or any of the purposes arising out of the said Registered Development and herein before stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereon.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as We could do and personally present.

AND We hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9191, Bastu land measuring an area of 08.70 (Eight point Seven Zero) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 1980, Bastu land measuring an area of 08.54 (Eight point Five Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 7914, measuring an area of 08 (Eight) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 9190, Bastu land measuring an area of 05.625 (Five point Six Two Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 1980, Bastu land measuring an area of 01.875 (One point Eight Seven Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 7914, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1981, Pukur measuring an area of 09 (Nine) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 1980 and Pukur measuring an area of 03 (Three) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 7914, total measuring an area of 61.74 (Sixty One point Seventy Four) Decimals of land, under Sabek Khatian

To be contdp/9

(9)

No. 1318, R.S. Khatian No. 1467, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. & L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Angsu Prakash Mukherjee	1313	9191	08
Prabhat Kumar Mukherjee	1313	1980	08.70
@ Prabhat Mukherjee			
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Prabhat Kumar Mukherjee	1313/1815	1980	5.625
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Angsu Prakash Mukherjee	1312	1981	09
Prabhat Kumar Mukherjee	1312	1980	09
@ Prabhat Mukherjee			
Arati Mukherjee	1312	7914	03

Total area of land 61.74 Decimals more or less.

The Property Butted and Bounded by

ON THE NORTH : R.S. & L.R. Dag No. 1313.
ON THE SOUTH : R.S. & L.R. Dag No. 1313.
ON THE EAST : R.S. & L.R. Dag No. 1310 & 1311.
ON THE WEST : 25' Feet wide Panchayet Road.

To be contdp/10

(10)

IN WITNESS WHEREOF We, the Principal/Executant and Attorney hereto have set and subscribed our respective hands and seals on this 14th day of December in the year of 2023.

SIGNED SEALED AND DELIVERED

IN PRESENT OF

WITNESSES :-

Anand Prakash Mukherjee
Prabhat Kumar Mukherjee
Prabhat Mukherjee
Anjali Mukherjee

Signature of the Principals/Executant

Basu & Hajra Builders Basu & Hajra Builders
Anup Bose @ Anup Bose Suranta Hajra
Partner Partner

Signature of the Attorney

Drafted, Read and Explained by:

Ram Kana Das
Rani Kana Das
Advocate
En No. - 708/707/90
Barasat Judges' Court
Barasat, North 24 Parganas

Computer by:

Timirbaran Mandal

Timirbaran Mandal

Kanjial Para, Rajarhat.

WITNESSES

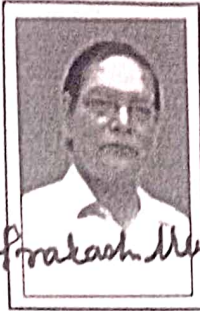
1. Timirbaran Mandal
Kanjialpara, Rajarhat.
Kolkata - 700135.
2. Pranab Mr. Roy Chandi
Rachigan, Rajarhat
Kolkata - 135.

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SRI ANGSU PRAKASH MUKHERJEE

Presentant/Claimant



Angsu Prakash Mukherjee

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Angsu Prakash Mukherjee*

Name SRI PRABHAT KUMAR MUKHERJEE @ PRABHAT MUKHERJEE

Presentant/Claimant



Prabhat Kumar Mukherjee @ Prabhat Mukherjee

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Prabhat Kumar Mukherjee @ Prabhat Mukherjee*

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name ARATI MUKHERJEE

Presentant/Claimant



Arati Mukherjee

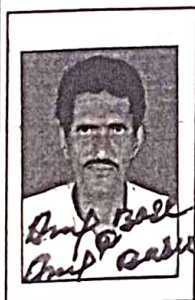
LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Arati Mukherjee*

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



Arup Bose @ Arup Bose

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Arup Bose @ Arup Bose*

DISTRICT OF NORTH 24 PARGANAS

FINGER PRINT'S FORM

Name SRI SUSANTA HAJRA

Presentant/Claimant



Susanta Hajra

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Susanta Hajra*

Name

Presentant/Claimant



*Identified
by me*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Jimisharan Mandal*



Tahirul Mannan Mandal

Sex/Gender : M / Male
 Date of Birth : 02-01-1976
 Date of Birth Age :
 Height : 1700125
 Address : Roshni, Rajpura, RAJAPURA NORTH 24
 PARGANAS, 700125

EPIC Date : 15-01-2021
 Issued by : Election Registration Officer
 Electoral Registration No. & PC : 115-1150001-0001
 (MUR)
 Assembly Constituency No. and Name : 115-Rajpura New
 Town (GENERAL)
 PS No. & PC : 126-1260001-0001 for PC No. for year -
 2019
 Part No. and Name : 126-Vivekananda Colony G. S. P.
 School - Room-2

Notes:
 1. Issued with all valid details and correct information. Do not make any changes to the details mentioned on the card. If any change is required, please contact the issuing authority.
 2. All details mentioned on the card shall not be treated as a proof of age / D.O.B. for any purpose other than registration in electoral roll.

Major Information of the Deed

Deed No :	I-1523-00028/2024	Date of Registration	02/01/2024
Query No /Year	1523-8003059044/2023	Office where deed is registered	
Query Date	12/12/2023 3:25:15 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	TIMIRBARAN MONDAL KANJIALPARA,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No : 9830668849, Status :Solicitor firm		
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 10/-	Rs. 3,39,06,086/-		
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):- 152318210/2023		

Land Details :

District North 24-Parganas, P S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code 700135

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-1313	LR-9191	Bastu	Bastu	8 Dec	1/-	47,93,666/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1313	LR-1980	Bastu	Bastu	8.7 Dec	1/-	52,13,112/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1313	LR-7914	Bastu	Bastu	8.54 Dec	1/-	51,17,238/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1313	LR-9190	Bastu	Bastu	8 Dec	1/-	47,93,666/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1313/1815	LR-1980	Bastu	Bastu	5.625 Dec	1/-	33,70,546/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1313/1815	LR-7914	Bastu	Bastu	1.875 Dec	1/-	11,23,516/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-1312	LR-1981	Bastu	Pukur	9 Dec	1/-	38,52,039/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1312	LR-1980	Bastu	Pukur	9 Dec	1/-	38,52,039/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-1312	LR-7914	Bastu	Pukur	3 Dec	1/-	12,84,014/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					61.74Dec	9 /-	333,99,836 /-	
Grand Total :					61.74Dec	9 /-	333,99,836 /-	

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, L4, L5, L6	750 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca. Extent of Completion: Complete					
Total :		750 sq ft	1 /-	5,06,250 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>ANGSU PRAKASH MUKHERJEE (Presentant) Son of Late RASHBEHARI MUKHERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BFxxxxx0D, Aadhaar No: 46xxxxxxxx0297, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>
2	<p>PRABHAT KUMAR MUKHERJEE, (Alias: PRABHAT MUKHERJEE) Son of Late RASHBEHARI MUKHERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxx9N, Aadhaar No: 56xxxxxxxx0241, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>

ARATI MUKHERJEE

3 Daughter of Late RASHBEHARI MUKHERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx7L, Aadhaar No: 76xxxxxxx7115, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023
Admitted by: Self, Date of Admision: 14/12/2023 ,Place : Pvt. Resdence, Executed by: Self, Date of Execution: 14/12/2023
Admitted by: Self, Date of Admision: 14/12/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASU AND HAJRA BUILDERS KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARUP BOSE, (Alias Name: ARUP BASU) Son of Late INDU BHUSAN BASU KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 94xxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)
2	SUSANTA HAJRA Son of Late SURENDRA NATH HAJRA KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TIMIRBARAN MANDAL Son of Mr GURUDAS MANDAL KANJIALPARA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135			
Identifier Of ANGSU PRAKASH MUKHERJEE, PRABHAT KUMAR MUKHERJEE, ARATI MUKHERJEE, ARUP BOSE, SUSANTA HAJRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-8.7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-8.54 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-8 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-5.625 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-1.875 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-9 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ANGSU PRAKASH MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft
2	PRABHAT KUMAR MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft
3	ARATI MUKHERJEE	BASU AND HAJRA BUILDERS-250.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1313, LR Khatian No.- 9191	Owner: অক্ষয় কুমার মুখার্জী, Gurdian: রাস বিহারী মুখার্জী, Address: সিত্ত Classification: কৃষক, Area: 0.08000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No.- 1313, LR Khatian No.- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী, Address: রেকজোয়ানী Classification: কৃষক, Area: 0.09000000 Acre.	Owner Name not selected by applicant.
L3	LR Plot No.- 1313, LR Khatian No.- 7914	Owner: অরুণী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী Classification: কৃষক, Area: 0.09000000 Acre.	Owner Name not selected by applicant.
L4	LR Plot No.- 1313, LR Khatian No.- 9190	Owner: অরুণী মুখার্জী, Gurdian: রাস বিহারী মুখার্জী, Address: সিত্ত Classification: কৃষক, Area: 0.08000000 Acre.	Owner Name not selected by applicant.
L5	LR Plot No.- 1313/1815, LR Khatian No.- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী, Address: রেকজোয়ানী Classification: কৃষক, Area: 0.05000000 Acre.	Owner Name not selected by applicant.
L6	LR Plot No.- 1313/1815, LR Khatian No.- 7914	Owner: অরুণী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী Classification: কৃষক, Area: 0.02000000 Acre.	Owner Name not selected by applicant.
L7	LR Plot No.- 1312, LR Khatian No.- 1981	Owner: অক্ষয় কুমার মুখার্জী, Gurdian: রাস বিহারী, Address: রেকজোয়ানী Classification: কৃষক, Area: 0.10000000 Acre.	Owner Name not selected by applicant.
L8	LR Plot No.- 1312, LR Khatian No.- 1980	Owner: প্রভাত মুখার্জী, Gurdian: রাসবিহারী, Address: রেকজোয়ানী Classification: কৃষক, Area: 0.09000000 Acre.	Owner Name not selected by applicant.
L9	LR Plot No.- 1312, LR Khatian No.- 7914	Owner: অরুণী মুখার্জী, Gurdian: রাসবিহারী মুখার্জী (মৃত), Address: রেকজোয়ানী Classification: কৃষক, Area: 0.02000000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152300028 / 2024

On 13-12-2023

Certificate of Market Value (WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,39,06,086/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 14-12-2023

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

Presented for registration at 16 40 hrs on 14-12-2023, at the Private residence by ANGSU PRAKASH MUKHERJEE, one of the Executants

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

Execution is admitted on 14/12/2023 by 1 ANGSU PRAKASH MUKHERJEE, Son of Late RASHBEHARI MUKHERJEE, RECKJOANI, P O RAJARHAT, Thana Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2 PRABHAT KUMAR MUKHERJEE, Alias PRABHAT MUKHERJEE, Son of Late RASHBEHARI MUKHERJEE, RECKJOANI, P O RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. ARATI MUKHERJEE, Daughter of Late RASHBEHARI MUKHERJEE, RECKJOANI, P.O. RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL India, PIN - 700135 by caste Hindu, by Profession House wife

Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 14-12-2023 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, City - Not Specified, P.O - RAJARHAT, P.S.-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-12-2023 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, City - Not Specified, P.O:- RAJARHAT, P.S.-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 02-01-2024

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.

Payment of Fees

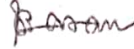
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1332, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: Mita Dutta



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 11634 to 11657
being No 152300028 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.01.09 15:54:13 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 09/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.