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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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27/04/23

Ashis Rakshit
 Rakshit Rakshit

S B D
 MAKAMUJIMA ENTERPRISES
 Maulana Prachandani
 PARTNER

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT / CONSTRUCTION AGREEMENT

KNOW ALL MEN BY THESE presents that We.

MR. ASHIS RAKSHIT, PAN : AVMPR8637D

Son of Late Panchanan Rakshit, Nationality- India, by faith - Hindu, by occupation - Business, residing at Chotonilpur Road, Near 'Nabin Sangha' Club, Burdwan Municipality Ward No. 15,

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24.4.23
ଅନୁମତି ନଂ 2926 ଉପରାଜ
ନାମ Ashis Rakshit & Ors.
ସଞ୍ଜା Burdwan

ପାଠକର ନାମ SCJ
କର୍ତ୍ତୃକ ଶ୍ରେଣୀ ୧ର ସ୍ଥାନ ବନ୍ଧି ଉପରାଜ 20-4-23
ସ୍ଥାନ ଚୋକାଟା ମଞ୍ଜର ଆଠାରୀ
ଫୋନ ନଂ. ୯୯୯୯୯୯୯୯ (କର୍ତ୍ତୃକର)
କାହିଲେ ନଂ. ୧/୨୦୦୦-୦୧



Additional District Sub-Registrar
BURDWAN

27 APR 2023

Ashish Rayabhit

Ashesh Rakshit

S B D
MAA KAMAKHYA ENTERPRISES
Nandlal Premchandani
PARTNER

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P.O. Sripally, P.S. - Burdwan Sadar, District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.)

&

(2) **MR. ASHESH RAKSHIT, PAN : AVVPR3409A**

Son of Late Panchanan Rakshit, Nationality - India, by faith - Hindu, by occupation - Business, residing at Chotonilpur Road, Near 'Nabin Sangha' Club, Burdwan Municipality Ward No. 15, P.O. Sripally, P.S. - Burdwan Sadar, District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.), hereinafter referred to as the **PRINCIPALS** - do hereby appoint, nominate and constitute,

"S.B.D. MAA KAMAKHYA ENTERPRISES"

PAN : ADRFS6772P

A Promoting & Developing Partnership Firm, having its office at 26/1A, S N Roy Road, P.O. - Sahapur, P.S - Behala, Kolkata - 700038 (W B) consisting of and the said partnership has been entered into amongst its only partners namely - (1) **MR. NANDLAL PREMCHANDANI, PAN : ALIPP9596R**, Son of Late Jaisingmal Premchandani, Nationality - Indian, by faith - Hindu, by occupation - Business, residing at - 26/1A, S N Roy Road, P.O - Sahapur, P.S - Behala, Kolkata - 38 West Bengal, (2) **MRS. LILA PREMCHANDANI, PAN : DOQPP4420A**, Wife of Late Jaisingmal Premchandani, by Nationality Indian, by faith Hindu, by occupation - Business, residing at - 26/1A, S N Roy Road, P.O - Sahapur, P.S - Behala,

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Ashu Biswas

Shreshtha Rakshit

S. B. D.

MAA KAMAKHYA ENTERPRISES

Nandlal Premchandani,

PARTNER

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Kolkata - 38, West Bengal and (3) **MRS. SATI PREMCHANDANI, PAN : AVEPP2237M**, Wife of Nandlal Premchandani, by Nationality- Indian, by faith - Hindu, by occupation - Business, residing at - 26/1A, S.N. Roy Road, P.O - Sahapur, P.S - Behala, Kolkata - 38, West Bengal.

And the said partnership firm represented herein for the purpose by its Partner /Managing Partner :

MR. NANDLAL PREMCHANDANI, PAN : ALIPP9596R

Son of Late Jaisingmal Premchandani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at - 26/1A, S.N. Roy Road, P.O - Sahapur, P.S - Behala, Kolkata - 38, West Bengal, hereinafter referred to as the **ATTORNEY** - as our constituted, true and lawful attorney, in our names and on our behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the property also described herein the **Schedule** below together with any future developments of structures thereon in pursuance of the Development / Construction Agreement entered into amongst us (as Land Owners/Owners) and our said Attorney (as Developer) on **23.03.2021**, being also the Registered **Development/ Construction Agreement No. 020306616 for the year 2021**, entered in Book No. 1, Volume No. 0203-2021, in pages from No. 181510 to No. 181582 of the office of the **ADSR Bardhaman (W.B.)** and even in respect of all our properties appertaining thereto, in our names.

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Burdwan District Sub-Registrar
BURDWAN

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Ashis Rakshit

Ashesh Rakshit

S B D

MAA KAMAKHYA ENTERPRISES

Navendu Pradhan
PARTNER

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WHEREAS the landed property also more particularly described under the **SCHEDULE** herein below is lawfully owned and possessed by we the Principals herein.

WHEREAS the landed property (defined & demarcated) classified as "Bastu", appertaining to **R.S. Plot No. 262, under R.S. Khatian No. 182**, corresponding to the **L.R. Plot No. 1072 under L.R. Khatian No. 201 & 171 measuring an area of 0.140 acre (more or less)**, of **Mouza - Balidanga**, J.L. No. 35, P.S. Burdwan Sadar, District Burdwan (Presently Purba Bardhaman), within the area of **Ward No. 15** of the Burdwan Municipality, also bearing Burdwan Municipality **Holding No. 02** of Chotobalidanga Mahalla, more particularly described under **Schedule** herein below, in equal shares, is lawfully and exclusively owned and possessed by we the **PRINCIPALS** and our names too stand recorded in the present L.R.R.O.R. under **L.R. Khatian Nos. 171 & 201** respectively and also in the records of the Burdwan Municipality, in respect of the same.

WHEREAS the said landed property presently classified as "Bastu", appertaining to **C.S. Plot No. 262, R.S. Plot No. 262, under R.S. Khatian No. 182**, corresponding to the **L.R. Plot No. 1072, measuring an area of 0.110 acre (more or less)**, of **Mouza - Balidanga**, J.L. No. 35, P.S. Burdwan Sadar, District Burdwan (Presently Purba Bardhaman), within the area of **Ward No. 15** of the Burdwan Municipality, was previously owned and possessed by one **Smt. Prativa Rani Rakshit** wife of Panchanan Rakshit, the mother of we the Principals

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Ashis Rakshit

Ashesh Rakshit

S. S. O.
Muz. K. M. S. & T. P. S. S.
Muz. K. M. S. & T. P. S. S.

herein. Said **Smt. Prativa Rani Rakshit**, lawfully acquired the said property vide four Registered Deeds of Sale, of them two executed on 07.05.1962 & registered before the District Sub Registrar, Burdwan, being Deed No. 4496 & 4497 respectively for the year 1962, another being executed on 25.06.1962 & registered before the District Sub Registrar, Burdwan, being Deed No. 5060 for the year 1962 and the fourth one being executed on 08.04.1963 & registered before the District Sub Registrar, Burdwan, being Deed No. 2730 for the year 1963.

AND WHEREAS Since the said purchase said **Smt. Prativa Rani Rakshit** as was in lawful ownership and possession of the aforesaid property; on inception of the L.R. Settlement, by the authority concerned of the State of West Bengal, her said purchased plot of land being as then numbered as **L.R. Plot No. 1072**, she also got her name recorded in respect of the same under **L.R. Khatian No. 1314** and throughout her life she owned and possessed the said plot of land without any hindrance & interruption of others whatsoever and thus also she acquired there in a better title by way of adverse possession. Said **Smt. Prativa Rani Rakshit** also of her own fund constructed there on her said purchased property, a masonry two storied residential building & throughout her life lived there with all her family members. Thus while owning and possessing the said property as said **Smt. Prativa Rani Rakshit** died intestate on **04.08.1996** at Burdwan, her two sons aforesaid **Ashis Rakshit & Ashesh Rakshit (we the Principals herein)** and her four married daughters namely **Anita Sain, Renuka Hazra,**

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BURDWAN**

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Ashis Rakshit

Ashesh Rakshit

S B D
MAA KAMALAYA ENTERPRISES

Mudita Senananda
PARTNER

Index : 6

Benurani Tah & Sumita Dikpati , being her only legal heirs, as per Hindu Law of Succession, together in equal shares stepped into her shoes and became the owners and possessors (each then inherited 1/6th share) of the said property left by said **Smt. Prativa Rani Rakshit**.

AND WHEREAS said **Renuka Hazra, Benurani Tah & Sumita Dikpati** the three daughters of said **Prativa Rani Rakshit** & the full blooded sisters of said **Ashis Rakshit & Ashesh Rakshit** (we the **Principals** herein) out of love and affection towards their said brothers, said **Ashis Rakshit & Ashesh Rakshit** (i.e. we the present Principals herein), transferred their undivided $\frac{1}{2}$ (half) share in the said property to us (i.e. we the Principals) Vide a Registered Deed Of Gift executed on **07.05.2013** , being **Deed No. 3632 for the year 2013** of A.D.S.R., Burdwan; thus we the present **PRINCIPALS** herein on acceptance of the said gift, became the exclusive owners and possessors in respect of the said property thus gifted to us.

AND WHEREAS said **Anita Sain** the other daughter of said **Prativa Rani Rakshit** & the full blooded sisters of said **Ashis Rakshit & Ashesh Rakshit** (i.e. we the **PRINCIPALS** herein), out of love and affection towards her said brothers, said **Ashis Rakshit & Ashesh Rakshit** (i.e. we the Principals herein), also transferred her undivided 1/6th share in the said property to us Vide another Registered Deed Of Gift executed on **25.01.2019**, being **Deed No. 583 for the year 2019** of A D S R., Burdwan; thus we the present **PRINCIPALS** herein on acceptance of the said gift too, became the exclusive owners and possessors in respect of the said property thus gifted to us.

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**Additional District Sub-Registrar
BURDWAN**

27 APR 2023



Ashu Ranabir

Ashu Ranabir

S. S. D.
MAA KUMARINI ENTERPRISES

Principal from Burdwan;
PARTNER

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WHEREAS the said landed property presently classified as "Bastu", appertaining to **C.S. Plot No. 262, R.S. Plot No. 262**, under **R.S. Khatian No. 182**, corresponding to the **L.R. Plot No. 1072**, measuring an area of **0.03 acre (more or less)**, of **Mouza Balidanga**, J.L. No. 35, P.S. Burdwan Sadar, District Burdwan (Presently Purba Bardhaman), within the area of **Ward No. 15** of the Burdwan Municipality, was lawfully purchased by we the **PRINCIPALS** herein vide two Registered Deed Of Sale one being executed on 22 07 1963, Deed No. 5766 for the year 1963 of Burdwan D.S.R.O. & the other being executed on 09 09 1980, being Deed No. 5326 for the year 1980 of Burdwan Joint S.R.O.

AND WHEREAS thus we the **Principals** herein becoming the lawful & exclusive owners of the aforesaid properties i.e. the said plot of land & building (also more specifically described in the **Schedule** herein below), got our names lawfully mutated in the L.R.R.O.R. under **L.R. Khatian Nos. 171 & 201** respectively and even got our names mutated with the Burdwan Municipality in respect of the said Holding and also till date are discharging all our liabilities towards the State Of West Bengal & also towards the Burdwan Municipality by paying its rents towards the State of West Bengal & the Municipal tax towards the Burdwan Municipality. We the Principals till date are in joint & exclusive possession of the said property as aforesaid and as also more specifically described in the **Schedule** below. The said Plot of land measuring an area about **0.140 acre** be a little more or less, under the jurisdiction of

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BURDWAN

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Ashu Rouhith

Shreshth Rakshit

S B D
MAA KAMAKHIA ENTERPRISES

Nandlal Praveerchandani
PARTNER

the Burdwan Municipality is free from all sorts of encumbrances whatsoever.

AND WHEREAS we the Principals/Owners herein with an intent to construct a **Multi-storied Residential/Residential cum Commercial Flat Building** there upon our **Schedule** mentioned property, also upon demolition of the existing structures there upon & also as per the building plan to be sanctioned by the Burdwan Municipality and even proposed to get a building plan sanctioned from the Burdwan Municipal authority/Competent authority in our names for the said purpose.

AND WHEREAS we the **PRINCIPALS** herein, as the Land Owners / Owners of the **Schedule** mentioned property, even now jointly with an intent thus to develop our said plot of land (also more particularly described under the **Schedule** herein below) together desired to give an effect to our said willingness being agreed to develop through the **Developer/also the Attorney as named herein**, of our scheduled property, approached the Developer/our Attorney as named herein, for developing our Scheduled property and even entered into a **Development / Construction Agreement on 23.03.2021** under certain terms and conditions appearing therein and even got the said Development / Construction Agreements Registered before the A D S.R. Bardhaman, being Registered **Deed No. 6616 for the year 2021**, entered in Book No. 1, Volume No. 0203-2021, in Pages from No. 181510 to No. 181582 of that office.

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Ashis Raychit

Ashesh Raychit

S B D
MAA KAMAKHYA ENTERPRISES

Nandlal Premchandani
PARTNER

AND WHEREAS for the aforesaid purpose of Development / Construction & even now-a-days as it has become a great hardship for us to manage and look after our said property (as also described herein the **Schedule** below).

AND WHEREAS our most reliable aforesaid, "**S.B.D. MAA KAMAKHYA ENTERPRISES**" a Promoting & Developing Partnership Firm, having its Registered office at 26/1A , S.N. Roy Road, P.O. - Sahapur, P.S. - Behala, Kolkata - 700038 (W.B.) and represented herein by its Partner / Managing Partner : -

MR. NANDLAL PREMCHANDANI, PAN : ALIPP9596R

Son of Late Jaisingmal Premchandani, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at - 26/1A, S.N. Roy Road, P.O - Sahapur, P.S - Behala, Kolkata - 38, West Bengal, is well acquainted with all our said schedule property and as the said Developer/Attorney is quite sincere and as he/ the said Firm is always ready to look after the same, We, the Principals herein, after taking consent of our above named attorney as have decided and also in pursuance of the said Registered Development/ Construction Agreement dated **23.03.2021** as aforesaid, also authorise and empower him/it (our attorney) to act in our names and on our behalf to do inter alia the followings :-

1. To look after, manage , control, our said property (as described in the **Schedule** below), in all respect.

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BURDWAN

27 APR 2023



Ashis Rayakhit

Ashish Rayakhit

S B D

MAA KAMAKHYA ENTERPRISES

Medical Researcher

PARTNER

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2. To pay on our behalf all rents, taxes and charges in respect of our said Schedule property .
3. To appear before any authority, office or Court of Law, the concerned Municipality/ Municipal Corporation , concerned B.L.& L.R.O. & D.L.R.O offices, B.D.A, Income Tax, Sale Tax Offices etc. on our behalf and to make representation in relation to any matter concerning the said Schedule property together with any proposed and/or additional constructions thereto and for safeguarding our every interest thereto and even on our behalf to sign on & submit any application before any authority concerned for their amalgamation and/or for necessary conversion/s, on our behalf to sign & submit any proposed Plan, including any subsequent additional and/or alteration plan/s thereto for obtaining sanction from the concerned Municipality/ Municipal Corporation/Competent authority.
4. To appoint engage advocate/s for any matter for safeguarding our every interest in our said Schedule property including for filing suits, appeals, revisions, writ applications or any other proceeding in any appropriate Court of Law or in any office and/or before any authority concern.
5. To execute Vokalatnama on our behalf and to sign petition (s), application (s), plaint (s), written statement (s), Memo of appeals and Affidavits on our behalf in respect of our said Schedule property & any proposed or additional structures thereto

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BURDWAN

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Ashis Ranjit

Ashish Ranjit

S B D

MAA KAMAJYA ENTERPRISES

Ashish Ranjit
PARTNER

6. To negotiate and enter into agreement/s, written or oral, with anybody for selling out and /or for transfer/convey our title and/or our interest whatsoever therein our said property towards the intending purchaser/s and/or transferee/s of any portion of our said property together with the structures/units/flats / parking spaces/commercial units of the building to be erected thereon and/or to be constructed thereon **(in pursuance of the said Registered Development Agreement dated 23.03.2021)** and with any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in his/its absolute discretion and to receive on our behalf any consideration from such purchaser/s and/or transferee/s in every respect whatsoever as per terms & conditions of the Development Agreement being no. 6616 for 2021 regd. at the Office of A.D.S.R., Burdwan and to issue valid receipt/s thereof.
7. For more better and more effectual execution of the power and authorities aforesaid , our attorney shall be entitled to present and/or acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures before the Notary, Oath Commissioner or other public authorities as if the same were duly executed by us and to do and perform all or any act/s, connection therewith,

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Ashis Ranjhit

Ashish Ranjhit

S. B. D.
MAA KAMAKHYA ENTERPRISES
Mukul Ranjhit
PARTNER

- as may be necessary or expedient if such shall be necessary as fully and effectually as could be done by us personally.
8. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures and signed by the attorney under these presents and hand over the same to us for safe custody.
 9. To represent us if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immoveable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on our behalf for the purpose of conducting the litigations, if any, as our said attorney shall think fit & proper to do so, whether as plaintiff/s or defendant/s, or as appellant/s or respondent/s, as the case may be.
 10. To sign, verify and affirm by affidavit if the occasion so arises, of all plaints, written statements, petitions, Memorandum of Appeal, stay applications and all other deeds or documents or receipts or discharges of money received on our behalf or any other instrument requiring our signatures in connection with and all acts deeds and things in connection therewith and lawfully done by our said attorney shall be construed as being signed and/or executed by us and/or done by us.

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Ashu Rakesh

Ashu Rakesh

S B D

MAA KAMAGYA ENTERPRISES

Nandhar Prasad

PARTNER

11. To execute and effect demolition of the existing structures as mentioned above in the Schedule below landed property; all repairs , alterations, constructions, major or minor that may be deemed necessary for the purpose of development & maintenance of the Schedule mentioned property together with any additional structure/s there to and to appoint surveyors, to engage plumbers, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in our names.
12. To pay all the property taxes on our behalf to the concerned authority or authorities, relating to the said property until the completion of the said building.
13. To file and receive back documents , to deposit money by challan or receipt and to withdraw money from any Court cases or from any office or offices and to grant proper acknowledgement receipt and to receive the consideration amount from the intending purchaser/s .
14. To apply for inspection of and to inspect any judicial records any records of any office or offices.
15. In our names and on our behalf to sign and execute any document and / or any agreement, deed of conveyance or conveyances of transfer of our said Schedule property together with any further or additional structure/s there at and / or any part thereof towards the intending purchaser/s and/or

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BURDWAN**

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Ashei Roushit

Akshesh Roushit

S B D

MAA KAMAKHYA ENTERPRISES

Abhishek Roushit

PARTNER

transferee/s of any portion of our said property together with the structures /units / flats / parking spaces/basement/commercial units/residential units of the building to be erected thereon and / or to be constructed thereon (**in pursuance of the terms & conditions of the said Registered Development Agreement being No. 6616 for 2021, registered at the office of the A.D.S.R. Burdwan**) and along with proportionate share/s of the scheduled land/s & any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in his/its absolute discretion and to present the said document/s and / or the said agreement/s and/or to present the said deed/s of conveyance or conveyances of transfer before any Registrar (having proper jurisdiction) for registration of the same for conveying our every interest thereto fully and effectually.

However, though our said Attorney on our behalf shall negotiate, settle and accept any consideration amount from the intending purchaser/s and/or the transferee/s , he/it shall in every case of such acceptance, shall keep a proper accounts for the same and shall only be entitled to sell and/or transfer only its/his/their allocation/s and shall be entitled to take in its account/s the sale proceeds of its/his/their allocation/s (as mentioned in the said **Registered Development/ Construction Agreement Dated 23.03.2021, being Registered Deed No. 6616 for the year 2021 of the A.D.S.R. Bardhaman**)

Further, our said Attorney in pursuance of the said Registered **Development / Construction Agreement Dated 23.03.2021, being**

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BURDWAN

27 APR 2023

Aski Rakshit

Askesu Rakshit

S B D

MAA KAMAKHYA ENTERPRISES

Nandini Choudhury

PARTNER

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Registered Deed No. 6616 for the year 2021 of the A.D.S.R. Bardhaman, shall always have the power to make development of our said Schedule property/properties in all intent.

AND GENERALLY to do execute and perform any other act, matter of things whatsoever as may be considered necessary by our said attorney in relation to the said Scheduled property/properties as fully and effectually in all respect as we ourselves could do the same if we were personally present.

And We, hereby agree and undertake to ratify and confirm all and whatsoever the ATTORNEY shall do or purport to do by virtue of this "Development Power Of Attorney" & also in pursuance of the said Registered Development / Construction Agreement Dated 23.03.2021, being Deed No. 6616 For the year 2021 of A.D.S.R., Bardhaman, in respect of our said property/properties as also mentioned in the Schedule herein below, together with any structures there on.

SCHEDULE (ABOVE REFERRED TO)

ALL THAT PIECE AND PARCEL of 'Bastu' class of land measuring an area of **14 (Fourteen) decimal**, of **Mouza - Balidanga, J I, No. 35**, appertaining to **R.S. Khatian No. 182, L.R. Khatian No. 201 & 171**, R.S. Plot No. - 262, corresponding to the **L.R. Plot No. 1072**, within the local limits of the Burdwan Municipality, Ward No.- 15, bearing Holding No. - 02, at Mahalla - Chotobalidanga, P.S. - Burdwan Sadar, District - Purba Bardhaman

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**Additional District Sub-Registrar
BURDWAN**

27 APR 2023



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Which is butted and bounded by :

ON THE NORTH : by 10 ft. wide passage
ON THE SOUTH : by House of T. Dutta
ON THE EAST : by 28 ft. wide Chotonilpur Road
ON THE WEST : by Tank

IN WITNESS WHEREOF We, the Principals & our Attorney
as above named, have executed this Development Power of Attorney
on this the 27th day of April, 2023.

In the presence of Witnesses

1. *Dwijendra Chandra*
S/O *Dwijendra Chandra*
Lokeshwar, Burdwan
2. Sauraj Saha
4011 Swaraj ch Saha
110 Shanubari Puri
Burdwan - 3

3. Biplob Bhallecharya
S/O Lt. Mahadev Bhallecharya
Khalasipara, Burdwan

Ashu Rakshit

Ashesh Rakshit

Signatures of the Principals

S B D
MAA KAMAKHYA ENTERPRISES

Nandlal (Kanchandani)
PARTNER

Drafted by me
Sauraj Roy
(Sauraj Roy)
Advocate

Enrol. No. WB/369 of 1998
District Judges' Court, Purba Bardhaman
Computerised typed by :

(Sandip Roy)
"SOLUTIONS"
Court Compound (South), Burdwan

Signature of the Attorney

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Thumb
Left Hand
Impression
Right Hand
Impression



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Additional District Sub-Registrar
BURDWAN

27 APR 2023

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Right Hand Impression					



Ash Rowshid

Ashi Rowshid

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	Thumb	Index	Middle	Ring	Little
Right Hand Impression					



Ashesh Rakshit

Ashesh Rakshit

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Right Hand Impression					



Naadlal Prachandani

Naadlal Prachandani

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Right Hand Impression					



Rajendra Primali

Rajendra Primali



BUADWAN

27 APR 2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NANDLAL PREMCHANDANI
JAISINGH MAL PREMCHANDANI
12/11/1972

Permanent Account Number
ALIPP9596R

Nandlal Premchandani
Signature



Nandlal Premchandani



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRF56772P



नाम / Name
S B D MAA KAMAKHYA ENTERPRISES

25072018

निष्ठापन/गठन की तिथि
Date Of Incorporation/Formation
06/06/2018

Mudlal Pravechandani




 Dikeshu Bharamat
 Date of Birth: 20/04/1990
 Male MALE

6706 0426 2593
 VID : 9109 2663 5583 8777
 गरीब आवाज, गरीब पहचान

Address
 S/O Dikeshu Bharamat, Khandraonpally, Khandraonpally, Khandraonpally, West Bengal - 713103



6706 0426 2593
 VID : 9109 2663 5583 8777

Dikeshu Bharamat

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

Permanent Account Number
AVMPR8837D



पत्रिका संख्या
PANCHANAN RAKSHIT

दिनांक
21/01/2022

Ashi Rakshit

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या पत्र
Permanent Account Number Card
AVVPR3408A



नाम / Name
ARESH RAKSHIT

पिता का नाम / Father's Name
PANCHANAN RAKSHIT

जन्म तिथि / Date of Birth
11/06/1963

Aresh Rakshit
हस्ताक्षर / Signature

Aresh Rakshit



Major Information of the Deed

Deed No :	I-0203-03110/2023	Date of Registration	27/04/2023
Query No / Year	0203-8001040106/2023	Office where deed is registered	
Query Date	25/04/2023 3:46:15 PM	A D S R Bardhaman, District Purba Bardhaman	
Applicant Name, Address & Other Details	SOURAV ROY Thana Bardhaman District Purba Bardhaman WEST BENGAL Mobile No 9832166703 Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs 99,27,277/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article 48(g))	Rs 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 020306616/2021 Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District Purba Bardhaman P S - Barddhaman Municipality BURDWAN Road Chotonipur Main Road Mouza Baldanga Ward No 15 Holding No 2, CHOTOBALIDANGA Pin Code 713103






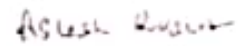
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1072	LR-171	Bastu	Bastu	6.5 Dec		48,09,093/-	Width of Approach Road 28 Ft Adjacent to Metal Road Project Name

District Purba Bardhaman P S - Barddhaman Municipality BURDWAN Road Chotonipur Main Road Mouza Baldanga Ward No 15 Holding No 02, CHOTOBALIDANGA Pin Code 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1072	LR-201	Bastu	Bastu	7.5 Dec		53,18,184/-	Width of Approach Road 28 Ft Adjacent to Metal Road Project Name
Grand Total :					14Dec	0/-	99,27,277/-	





Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ASHIS RAKSHIT (Presentant) Son of Late PANCHANAN RAKSHIT Executed by Self, Date of Execution: 27/04/2023 . Admitted by Self, Date of Admission: 27/04/2023 ,Place Office			
CHOTONILPUR ROAD, NEAR NABIN SANGHA CLUB, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				
2	Mr ASHESH RAKSHIT Son of Late PANCHANAN RAKSHIT Executed by Self, Date of Execution: 27/04/2023 . Admitted by Self, Date of Admission: 27/04/2023 ,Place Office			
CHOTONILPUR ROAD, NEAR NABIN SANGHA CLUB, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				



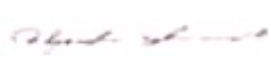
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S.B.D. MAA KAMAKHYA ENTERPRISES 26/1A S N ROY ROAD City - Not Specified P O - SAHAPUR P S -Behala District -South 24 Parganas -West Bengal India PIN - 700038 PAN No - ADxxxxxx2P Aadhaar No Not Provided Status Organization Executed by Representative			

Representative Details :

Name, Address, Photo, Finger print and Signature			
No	Name	Photo	Signature
	Mr NANDLAL PREMCHANDANI Son of Late JAISINGMAL PREMCHANDANI Date of Execution - 27/04/2023, Admitted by Self, Date of Admission 27/04/2023, Place of Admission of Execution: Office		
26/1A S N ROY ROAD City Not Specified P O - SAHAPUR, P S Behala District -South 24 Parganas West Bengal India PIN - 700038 Sex Male By Caste Hindu Occupation Business Citizen of India PAN No. AXXXXXX6R Aadhaar No Not Provided by UIDAI Status Representative Representative of S B D MAA KAMAKHYA ENTERPRISES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU BHUIMALI Son of Mr. Dipu Bhumali (Mr. Anil) City - Burdwan P O SAHAPUR, P S Bardhaman District Purba Bardhaman West Bengal India PIN - 713103			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Mr. ASHIS RAKSHIT, Mr. ASHESH RAKSHIT, Mr. NANDLAL PREMCHANDANI			

Transfer of property for L1

Sl No	From	To, with area (Name-Area)
1	Mr ASHESH RAKSHIT	S B D MAA KAMAKHYA ENTERPRISES-6.5 Dec

Transfer of property for L2

Sl No	From	To, with area (Name-Area)
1	Mr ASHIS RAKSHIT	S B D MAA KAMAKHYA ENTERPRISES-7.5 Dec

Land Details as per Land Record

District Purba Bardhaman P S - Bardhaman Municipality BURDWAN Road Chotonilpur Main Road, Mouza Balidanga Ward No. 15 Holding No 2 CHOTOBALIDANGA Pin Code 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LH Plot No. 1072 LR Khatian No - 171	Owner বাহাৰ শৰ্মা , Gardian বাহাৰ , Address (নতুন)বাহাৰ , Classification বাহাৰ , Area 0.06500000 Acre	Owner Name not selected by applicant

Purba Bardhaman P.S - Bardhaman Municipality BURDWAN Road Chotonipur Main Road Mouza
Janga Ward No. 15 Holding No 02 CHOTOBALIDANGA Pin Code 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No - 1072 LR Khatian No 201	Owner ଅମିତ କୁମାର , Gurdian ଅମିତ କୁମାର , Address କୋଟିଆପୁର , Classification ବଣ , Area 0.07500000 Acre	Owner Name not selected by applicant.



On 25-04-2023

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 99 21 277/-



Sanjit Sardar
ADDITIONAL DISTRICT SUB REGISTRAR
OFFICE OF THE A D S R Bardhaman
Purba Bardhaman, West Bengal

On 27-04-2023

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 12:42 hrs on 27-04-2023 at the Office of the A D S R Bardhaman by Mr. ASHIS RAKSHIT one of the Executants

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

Execution is admitted on 27/04/2023 by 1. Mr ASHIS RAKSHIT Son of Late PANCHANAN RAKSHIT CHOTONILPUR ROAD NEAR NABIN SANGHA CLUB P O SRIPALLY Thana Bardhaman

City/Town BURDWAN Purba Bardhaman WEST BENGAL India PIN - 713103. by caste Hindu by Profession Business 2. Mr ASHISH RAKSHIT Son of Late PANCHANAN RAKSHIT CHOTONILPUR ROAD NEAR NABIN SANGHA CLUB P O SRIPALLY Thana Bardhaman

City/Town BURDWAN Purba Bardhaman WEST BENGAL India PIN - 713103. by caste Hindu by Profession Business

Indefied by Mr DIBYENDU BHUIMALI Son of Mr DILIP BHUIMALI ICHALABAD P O SRIPALLY Thana Bardhaman

City/Town BURDWAN Purba Bardhaman WEST BENGAL India PIN - 713103. by caste Hindu by profession Business

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

Execution is admitted on 27-04-2023 by Mr NANDLAL PREMCHANDANI PARTNER, S B D MAA KAMAKHYA ENTERPRISES 26/1A S N ROY ROAD City - Not Specified P O - SAHAPUR P S Behala District South 24 Parganas West Bengal India PIN - 700038

Indefied by Mr DIBYENDU BHUIMALI Son of Mr DILIP BHUIMALI ICHALABAD P O SRIPALLY Thana Bardhaman

City/Town BURDWAN Purba Bardhaman WEST BENGAL India PIN - 713103. by caste Hindu. by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7 00/- (E = Rs 7 00/-) and Registration Fees paid by Cash Rs 7 00/-



Payment of Stamp Duty

It is certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50 00/-

Description of Stamp

• Stamp Type: Impressed, Serial no 2926, Amount: Rs 50 00/-, Date of Purchase: 24/04/2023, Vendor name: Sanjay Acharyya



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A D S R Bardhaman
Purba Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 0203-2023, Page from 84116 to 84145
being No 020303110 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.04.28 13:29:57 +05:30
Reason: Digital Signing of Deed

(Sanjit Sardar) 2023/04/28 01:29:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)