

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 122899 to 122925

being No 020304936 for the year 2024.



*Sanjit*

Digitally signed by SANJIT SARDAR

Date: 2024.07.25 17:01:01 +05:30

Reason: Digital Signing of Deed.

(Sanjit Sardar) 25/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.

**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 15250, Amount: Rs.50.00/-, Date of Purchase: 28/06/2024, Vendor name: Sanjay Acharyya

*San*

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

Endorsement For Deed Number : I - 020304936 / 2024

On 02-07-2024

**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 91,16,268/-

*Sanjit*

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

On 23-07-2024

**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.

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

Presented for registration at 12:15 hrs on 23-07-2024, at the Office of the A.D.S.R. Bardhaman by Mrs Bani Mukherjee , one of the Executants.

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

Execution is admitted on 23/07/2024 by 1. Mrs Bani Mukherjee, Daughter of Late Sanat Kumar Mukherjee, C/1, 25 Sabji Bagan Lane, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mr Dibyendu Hazra, Son of Late Radha Gobinda Hazra, 2A Protichee, Officers Colony, P.O: Sripally, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 3. Mr Krishnendu Hazra, Son of Late Radha Gobinda Hazra, 1/DE, Greenwood Park Extension, Action Area-1B, P.O: Newtown, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Retired Person, 4. Mr Kalyan Hazra, Son of Late Harinarayan Hazra, S.N.Banerjee Road, A Zone, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Service

Indetified by Mr KALI KRISHNA MALLICK, , , Son of Mr DAYAMAY MALLICK, BURDWAN COURT, P.O: BURDWAN, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

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

Execution is admitted on 23-07-2024 by Mr UTTAM KUMAR ROY, Partner, R D Construction, Radhapasanna Bhawan, Indrakanan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr KALI KRISHNA MALLICK, , , Son of Mr DAYAMAY MALLICK, BURDWAN COURT, P.O: BURDWAN, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

Execution is admitted on 23-07-2024 by Mr PARTHA DAS, Partner, R D Construction, Radhapasanna Bhawan, Indrakanan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr KALI KRISHNA MALLICK, , , Son of Mr DAYAMAY MALLICK, BURDWAN COURT, P.O: BURDWAN, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

**Payment of Fees**



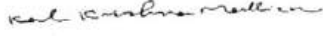
Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

L2	LR Plot No:- 99, LR Khatian No:- 3139	Owner:বিশ্বপু হাজরা, Gurdian:রাধাগোবিন্দ হাজরা, Address:আড়ুই,রায়না, বর্ধমান , Classification:শানি, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 99, LR Khatian No:- 3140	Owner:কুন্সু হাজরা, Gurdian:রাধাগোবিন্দ হাজরা, Address:আড়ুই,রায়না, বর্ধমান , Classification:শানি, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 99, LR Khatian No:- 1546	Owner:কল্যান হাজরা, Gurdian:হরিনারায়ন , Address:আড়ুই রায়না বর্ধমান, Classification:শানি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 103, LR Khatian No:- 1546	Owner:কল্যান হাজরা, Gurdian:হরিনারায়ন , Address:আড়ুই রায়না বর্ধমান, Classification:শানি, Area:0.01000000 Acre,	Owner Name not selected by applicant.



City:- , P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 743165, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx2C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R D Construction (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KALI KRISHNA MALLICK</b> Son of Mr DAYAMAY MALLICK BURDWAN COURT, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	23/07/2024	23/07/2024	23/07/2024
Identifier Of Mrs Bani Mukherjee, Mr UTTAM KUMAR ROY, Mr PARTHA DAS, Mr Dibyendu Hazra, Mr Krishnendu Hazra, Mr Kalyan Hazra			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Mukherjee	R D Construction-4.92709 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Dibyendu Hazra	R D Construction-2.46355 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Krishnendu Hazra	R D Construction-2.46355 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Hazra	R D Construction-2.92875 Dec



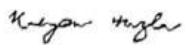
**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Hazra	R D Construction-0.89146 Dec

**Land Details as per Land Record**

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Indrakanan Road, Mouza: Kanainatshal, Ward No: 12 Pin Code : 713103



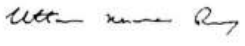


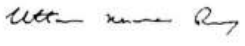


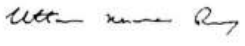









Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 99, LR Khatian No:- 3277	Owner:শ্রী সুনীল, Gurdian:সমত কুমার, Address:বিজ , Classification:শদি, Area:0.04900000 Acre,	Owner Name not selected by applicant.

4	Name	Photo	Finger Print	Signature
	<b>Mr Kalyan Hazra</b> Son of Late Harinarayan Hazra Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office		 Captured	
	23/07/2024	LTI 23/07/2024	23/07/2024	
S.N.Banerjee Road, A Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ABxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office				

**Attorney Details :**









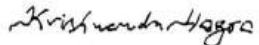
SI No	Name,Address,Photo,Finger print and Signature
1	<b>R D Construction</b> Radhapasanna Bhawan, Indrakanan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI 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> <b>Mr UTTAM KUMAR ROY</b>            Son of Late Radhapasanna Ray            Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td>Jul 23 2024 12:47PM</td> <td>LTI 23/07/2024</td> <td>23/07/2024</td> <td></td> </tr> <tr> <td colspan="4">           Radhapasanna Bhawan, Indrakanan, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: A1xxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R D Construction (as Partner)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr UTTAM KUMAR ROY</b> Son of Late Radhapasanna Ray Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office		 Captured		Jul 23 2024 12:47PM	LTI 23/07/2024	23/07/2024		Radhapasanna Bhawan, Indrakanan, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: A1xxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R D Construction (as Partner)			
Name	Photo	Finger Print	Signature														
<b>Mr UTTAM KUMAR ROY</b> Son of Late Radhapasanna Ray Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office		 Captured															
Jul 23 2024 12:47PM	LTI 23/07/2024	23/07/2024															
Radhapasanna Bhawan, Indrakanan, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: A1xxxxxx7L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R D Construction (as Partner)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr PARTHA DAS</b>            Son of Late Dulal Das            Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td>Jul 23 2024 12:48PM</td> <td>LTI 23/07/2024</td> <td>23/07/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr PARTHA DAS</b> Son of Late Dulal Das Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office		 Captured		Jul 23 2024 12:48PM	LTI 23/07/2024	23/07/2024					
Name	Photo	Finger Print	Signature														
<b>Mr PARTHA DAS</b> Son of Late Dulal Das Date of Execution - 23/07/2024, , Admitted by: Self, Date of Admission: 23/07/2024, Place of Admission of Execution: Office		 Captured															
Jul 23 2024 12:48PM	LTI 23/07/2024	23/07/2024															



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Bani Mukherjee</b> <b>(Presentant)</b> Daughter of Late Sanat Kumar Mukherjee Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office	 23/07/2024	 LTI 23/07/2024 Captured	 23/07/2024
	C/1, 25 Sabji Bagan Lane, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office			
2	<b>Name</b> <b>Mr Dibyendu Hazra</b> Son of Late Radha Gobinda Hazra Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office	 23/07/2024	 LTI 23/07/2024 Captured	 23/07/2024
	2A Protichee, Officers Colony, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AAxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office			
3	<b>Name</b> <b>Mr Krishnendu Hazra</b> Son of Late Radha Gobinda Hazra Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office	 23/07/2024	 LTI 23/07/2024 Captured	 23/07/2024
	1/DE, Greenwood Park Extension, Action Area-1B, City:- , P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AAxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/07/2024 , Admitted by: Self, Date of Admission: 23/07/2024 ,Place : Office			

### Major Information of the Deed

Deed No :	I-0203-04936/2024	Date of Registration	23/07/2024
Query No / Year	0203-8001684452/2024	Office where deed is registered	
Query Date	02/07/2024 4:19:15 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	AYAN PRASAD KONAR Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9474638172, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 5,40,000/-		Rs. 91,16,268/-	
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]:- 020303341/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Indrakanan Road, Mouza: Kanainatshal, , Ward No: 12 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-99	LR-3277	Bastu	Bastu	2150 Sq Ft	2,00,000/-	32,84,729/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-99	LR-3139	Bastu	Bastu	1075 Sq Ft	1,00,000/-	16,42,364/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-99	LR-3140	Bastu	Bastu	1075 Sq Ft	1,00,000/-	16,42,364/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-99	LR-1546	Bastu	Bastu	1278 Sq Ft	1,00,000/-	19,52,504/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-103	LR-1546	Bastu	Bastu	389 Sq Ft	40,000/-	5,94,307/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>13.6744Dec</b>	<b>5,40,000 /-</b>	<b>91,16,268 /-</b>	
		<b>Grand Total :</b>			<b>13.6744Dec</b>	<b>5,40,000 /-</b>	<b>91,16,268 /-</b>	





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/40/280/537262

পরিচয় পত্র



Elector's Name : KALIKRISHNA MALLICK  
নির্বাচকের নাম : কালীকৃষ্ণ মল্লিক  
Father/Mother/  
Husband's Name : DAYAMAY MALLICK  
পিতা/মাতা/স্বামীর নাম : দয়াময় মল্লিক  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 21  
১.১.১৯৯৫-এ বয়স : ২১

Address KALSA  
KATWA  
BURDWAN

ঠিকানা কলসা  
কাটোয়া  
বর্ধমান

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন আধিকারিক

For 280-KATWA Assembly Constituency  
২৮০-কাটোয়া বিধানসভা নির্বাচন কেন্দ্র

Place : KATWA  
স্থান : কাটোয়া  
Date : 19/05/95  
তারিখ : ১৯/০৫/৯৫

*Kali Krishna Mallik*



Uttan Kumar Sg.

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**

स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card  
**ADUPD0422C**

नाम / Name 30-001  
**PARTHA DAS**

पिता का नाम / Father's Name  
**DILAL CHANDRA DAS**

जारी की तिथि / Date of Issue  
**21/01/1988**

   
 हस्ताक्षर / Signature

*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTTISI  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :  
 आयकर पैन सेवा यूनिट, UTTISI  
 प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलपुर,  
 नवी मुंबई-४०० ६१४.





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AIAPR9017L



नाम/ Name  
UTTAM KUMAR ROY

पिता का नाम/ Father's Name  
RADHAPRASANNA RAY

जन्म की तारीख/  
Date of Birth  
14/01/1986

*Uttam Kumar Roy*  
हस्ताक्षर/ Signature

25082023

*Uttam Kumar Roy.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KALYAN HAZRA  
HARI NARAYAN HAZRA  
10/08/1976  
Permanent Account Number  
ABYPH5970R

*Kalyan Hazra*  
Signature



*Kalyan Hazra*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AAXPH5803P**



नाम / Name  
**KRISHNENDU HAZRA**

पिता का नाम / Father's Name  
**RADHA GOBINDA HAZRA**

जन्म की तारीख / Date of Birth  
**15/07/1965**

हस्ताक्षर / Signature

19488

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.


इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIITSL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras  
For Income Tax Related  
Queries call Toll Free Nos.  
1961  
or  
18001801961






स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AAQPH5334Q




नाम /NAME  
DIBYENDU HAZRA

पिता का नाम /FATHER'S NAME  
RADHA GOBINDA HAZRA

जन्म तिथि /DATE OF BIRTH  
20-01-1963

हस्ताक्षर /SIGNATURE  


  
आयकर आयुक्त, प.ब.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Dibyendu Hazra*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AEJPM7666P



नाम / NAME  
BANI MUKHERJEE

पिता का नाम / FATHER'S NAME  
RADHA GOBINDA HAJARA










जन्म तिथि / DATE OF BIRTH  
18-01-1951

हस्ताक्षर / SIGNATURE  
*Banukherjee*

*B. Das*  
आयकर अधिकारी, पं.सं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI













*Bani Mukherjee*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













SIGNATURE: *Krishnendu Hazra* ✓

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Bani Mukherjee* ✓

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Kalyan Hazra* ✓















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Additional District Sub-Registrar  
BURDWAN

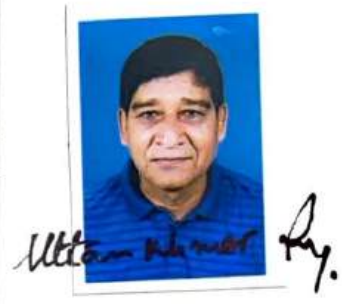
23 JUL 2024

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













SIGNATURE: *Partha Das*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Uttam Kumar Roy*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Bijayendra Hazra*





Additional District Sub-Registrar  
BURDWAN

23 JUL 2024



Boni Mukherjee  
Bidyendu Hazra

Krishnendu Hazra  
Kalyan Hazra

Bardhaman, PIN-713103, represented by its partners namely 1) SRI UTTAM KUMAR ROY, PAN-AIAPR9017L, son of Late Radhaprasanna Ray, by caste- Hindu, by occupation- Business, resident of Radhaprasanna Bhawan, Indrakanan, P.O.- Sripally, Dist. PurbaBardhaman, PIN-713103, and 2) SRI PARTHA DAS, PAN-ADUPD9422C, Son of Late Dulal Das, by caste- Hindu, by occupation- Business, resident of NetajiSubhas Nagar (North), P.O.- Ghola Bazar, Dist. North 24 Parganas, PIN-743165,

IN WITNESS WHEREOF, We have hereunto set and subscribed our hand on this Power of Attorney on this 23<sup>rd</sup> day of July 2024

Witnesses:

1. Cali Krishna Mallik  
S/o. M. Gayamoy Mallik  
Dist. Judge Court, Burdwan  
P.O. & P.S - Burdwan.  
Dist. - Purba Bardhaman

2. Jimkari Gon  
S/o Lt Sisir K Gon  
Telamarchi Para  
Bardham - 713101

Boni Mukherjee

Bidyendu Hazra

Krishnendu Hazra.

Kalyan Hazra.

Signature of the Appointing Authorities

For R. D. CONSTRUCTION

Uttam Kumar Roy, Partha Das  
Partner

Signature of the Constituted Attorney

Drafted by me &  
Printed in my office:

Ayan Prosad Konar

Ayan Prosad Konar

Advocate

Enrolment No. - WB/681/2006

Dist. Judges' Court Burdwan

For R. D. CONSTRUCTION

Partner



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Additional District Sub-Registrar  
BURDWAN

23 JUL 2024

Bani Mukherjee  
Dibyendu Hazra  
Krishnendu Hazra  
Kalyan Hazra

PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:

On the North: LR Plot No.103 (Part)

On the South: 12ft wide Road

On the East: L.R. Plot No.99(Part) – Property of Dibyendu and others

On the West : More or less 28ft wide Road (Indrakanan Main Road)

4. All That piece and parcel of Sali class (convertible to Bastu class) of land, measuring about more or less 475 sq.ft. out of it defined and demarcated more or less 389 sq.ft., lying and situated in R.S. Plot No.103, corresponding to current L.R. Plot No. 103, recorded under L.R. Khatian No. 1546 at Mouza-Kanainatsal, J.L. No.-76, under Police Station- Bardhaman, in the District of Purba Bardhaman, PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:

On the North: LR Plot No.103 (Part)

On the South: LR Plot No.99(Part)

On the East: L.R. Plot No.102(Part)

On the West : More or less 28 ft wide Road (Indrakanan Main Road)

Total Land Area= 2150 sq.ft. + 2150 sq.ft. + 1278 sq.ft. + 389 sq.ft. =5967 sq.ft. = 0.137 acre (more or less) :

And aforesaid total property is part of holding being no.352 of Ward No.12, Locality-Kanainatsal North of Burdwan Municipality.

Self-attested Photographs and finger prints of the appointing authorities / principals and constituted attorney are annexed herewith in separate page as part of this power of attorney.

**Details of the Constituted Attorney**

**R.D. CONSTRUCTION**, an association of person, (PAN No.- AASFR8781K), having its office address Radhaprasanna Bhawan, Indrakanan, P.O.- Sripally, Dist. Purba





✓

Additional District Sub-Registrar  
BURDWAN

23 JUL 2024



Bani Mukherjee  
Dibyendu Hazra  
Krishnendu Hazra  
Kalyan Hazra

**THE SCHEDULE REFERRED TO HEREINABOVE**  
**(DESCRIPTION OF THE ENTIRE PROPERTY UPON WHICH THE PROPOSED**  
**BUILDING YET TO BE CONSTRUCTED)**

- 1. All That** piece and parcel of Sali class (convertible to Bastu class) of defined and demarcated land measuring about more or less **2150 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 3277 at Mouza-Kanainatsal, J.L. No.-76, under Police Station-Bardhaman, in the District of Purba Bardhaman, PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:  
On the North: LR Plot No.102 (Part)  
On the South: 12ft wide Road  
On the East: Property of Third party  
On the West : L.R. Plot No.99(Part) – Property of Dibyendu Hazra and others
- 2. All That** piece and parcel of Sali class (convertible to Bastu class) of defined and demarcated land measuring about more or less **2150 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 3139 & 3140 at Mouza-Kanainatsal, J.L. No.-76, under Police Station- Bardhaman, in the District of Purba Bardhaman, PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:  
On the North: LR Plot No.102 (Part)  
On the South: 12ft wide Road  
On the East: LR Plot No.99 (Part) – Property of Bani Mukherjee  
On the West: LR Plot No.99 (Part) – Property of Kalyan Hazra
- 3. All That** piece and parcel of Sali class (convertible to Bastu class) of land, measuring about more or less **1705 sq.ft.** out of it defined and demarcated more or less **1278 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 1546 at Mouza-Kanainatsal, J.L. No.-76, under Police Station- Bardhaman, in the District of Purba Bardhaman,

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Additional District Sub-Registrar  
BURDWAN

23 JUL 2024

Bani Mukherjee  
Dibyendu Hazra  
Krishnendu Hazra  
Kalyan Hazra

**THE SCHEDULE REFERRED TO HEREINABOVE**  
**(DESCRIPTION OF THE ENTIRE PROPERTY UPON WHICH THE PROPOSED**  
**BUILDING YET TO BE CONSTRUCTED)**

1. **All That** piece and parcel of Sali class (convertible to Bastu class) of defined and demarcated land measuring about more or less **2150 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 3277 at Mouza-Kanainatsal, J.L. No.-76, under Police Station-Bardhaman, in the District of Purba Bardhaman, PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:  
On the North: LR Plot No.102 (Part)  
On the South: 12ft wide Road ✓  
On the East: Property of Third party  
On the West : L.R. Plot No.99(Part) – Property of Dibyendu Hazra and others
  
2. **All That** piece and parcel of Sali class (convertible to Bastu class) of defined and demarcated land measuring about more or less **2150 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 3139 & 3140 at Mouza-Kanainatsal, J.L. No.-76, under Police Station- Bardhaman, in the District of Purba Bardhaman, PIN-713103, under the jurisdiction of Burdwan Municipality, Ward No. 12 under Mahalla/Street - Kanainatsal North, butted and bounded as follows:  
On the North: LR Plot No.102 (Part)  
On the South: 12ft wide Road ✓  
On the East: LR Plot No.99 (Part) – Property of Bani Mukherjee  
On the West: LR Plot No.99 (Part) – Property of Kalyan Hazra
  
3. **All That** piece and parcel of Sali class (convertible to Bastu class) of land, measuring about more or less **1705 sq.ft.** out of it defined and demarcated more or less **1278 sq.ft.**, lying and situated in R.S. Plot No.99, corresponding to current L.R. Plot No. 99, recorded under L.R. Khatian No. 1546 at Mouza-Kanainatsal, J.L. No.-76, under Police Station- Bardhaman, in the District of Purba Bardhaman,

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Bani Mukherjee  
Sibyendu Hazra  
Krishnendu Hazra  
Kabir Hazra

- respect of the flats and parking spaces etc. to be constructed on the property mentioned in the schedule below, except the OWNER'S allocation and to sign and execute an Agreement for Sale with intending purchasers,
- 15) To execute and register Deed of Conveyance or any other Proper Instrument of Transfer or Declaration in respect of the DEVELOPER'S ALLOCATION as mentioned in the aforesaid Development Agreement out of property mentioned in the schedule below in favour of the intending purchaser(s), accepting the entire consideration on duly stamped conveyance as well as in favour of any nominated person and shall present the same before any registering authority and to admit execution and registration after accepting the consideration, shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale, under the Provisions of Transfer of Property Act as well as the Indian Registration Act or any act or acts for the time being in force,
  - 16) To apply for mutation case and to proceed with the same for mutating name of the transferee(s).
  - 17) To apply for conversion of classification of property and to proceed with the same
  - 18) To give consent of mutation of names to the proposed purchaser(s), or any other transferee(s) and to give consent in any manner which may require to the Purchasers on our behalf.
  - 19) Generally to do all necessary act or acts as our Attorney in respect of the matter aforesaid and all other matters in which they may be interested or concerned and on our behalf to execute and to do all acts, deeds or things as fully and effectually in all respect as ourselves to do if personally being present.

AND we herein do hereby agree that all acts, deeds and things lawfully done or to be done by our said Attorney shall be construed as acts, deeds and things done by us and we also undertake to ratify and confirm all whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given in this agreement.







Additional District Sub-Registrar  
BURDWAN

23 JUL 2024

*Bani Mukherjee*

*Sibyendu Hazra*

*Krishendu Hazra*

*Kalyan Hazra*

- challan, or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
- 6) To accept service of any summons, notice, writ issued by any Court and office against us in respect of the property mentioned below.
  - 7) To obtain, refund of stamp duty, court fees or repayment of stamp duty or court fees.
  - 8) To execute any order or any decree and to take delivery of possession in respect of property mentioned in the schedule below in execution of any decree and to take payment of execution of money decree and to apply Court for full satisfaction of decree, to acknowledge possession and payment by making endorsement on the required papers.
  - 9) To apply to Court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
  - 10) To apply for the inspection and/or to inspect judicial records and any record of any office or offices either Central or State or local Govt.
  - 11) To negotiate with any person/officer or any authority relating to the proposed building over the property mentioned in the schedule below.
  - 12) To cause prepare necessary building plans and specifications to be prepared for construction of multistoried on the property mentioned in the schedule below as well as for the revised or new plans in respect of such construction and to sign such building plans and specification including revised or new plans and to submit the same to the Burdwan Municipality or any other competent authority empowered to sanction such Building Plan for sanction and to observe and perform all the formalities and obligation in connection with the sanction of the said building and specifications and to receive all sanctioned building plans and specifications from the Burdwan Municipality or any other competent authority upon giving proper acknowledgement and /or receipts for the same
  - 13) To make construction of multistoried building on the property mentioned in the schedule below as per sanctioned plan.
  - 14) To accept the consideration money against the area of DEVELOPER's ALLOCATION as mentioned in the said Development Agreement in the property mentioned in the schedule below either in part or in full from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank in

*[Handwritten signature]*



Additional District Sub-Registrar  
BURDWAN

23 JUL 2024



Bani Mukherjee

Sibyendu Hagra

Krishendu Hagra

Kalyan Hagra

the schedule mentioned property and as such it is impossible from the part of us the Principals herein to look after manage, maintain the schedule mentioned property, and to complete the proposed multistoried Building on the schedule mentioned property in all respect. Moreover in the aforesaid Development Agreement we have agreed to execute this Development Power of Attorney After Registered Development Agreement in favour of the Developer in respect of the Developer's Allocation.

AND WHEREAS considering all aspects **R.D. CONSTRUCTION**, an association of person, (PAN No.- AASFR8781K), having its office address Radhapasanna Bhawan, Indrakanan, P.O.- Sripally, Dist. Purba Bardhaman, PIN-713103, represented by its partners namely 1) **SRI UTTAM KUMAR ROY**, PAN-AIAPR9017L, son of Late Radhapasanna Ray, by caste- Hindu, by occupation- Business, resident of Radhapasanna Bhawan, Indrakanan, P.O.- Sripally, Dist. Purba Bardhaman, PIN-713103, and 2) **SRI PARTHA DAS**, PAN- ADUPD9422C, Son of Late Dulal Das, by caste- Hindu, by occupation- Business, resident of Netaji Subhas Nagar (North), P.O.- Gholabazar, Dist. North 24 Parganas, PIN-743165, as our lawful attorney to do all or any of the following acts, deeds and things in respect of the said property which is more fully mentioned in the schedule written hereunder: -

- 1) To appear and act in all the courts, civil, criminal, whether Revision or appellate, tribunal, revenue office, settlement office, Registration office, certificate office and in any office or offices either Central Government or State Government, District Magistrate Board, Municipal Board or Notified area or any other local authority.
- 2) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 3) To sign and verify plaint, written statement, memorandum of appeal, revision, writ application, objection, cross objection, affidavit and all applications, petitions which will be necessary for conducting case, appeal, revision, writ or any other case or cases.
- 4) To compromise, compound or withdraw cases, and to pray any relief and to refer cases to arbitration.
- 5) To file caveat and to file and receive back any documents, to deposit money by

*[Handwritten signature]*





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Additional District Sub-Registrar  
BURDWAN

23 JUL 2024

Bani Mukherjee  
Dibyendu Hazra  
Krishnendu Hazra  
Kalyan Hazra

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**KNOW AL MEN BY THESE PRESENTS, We, 1) BANI MUKHERJEE, PAN-AEJPM7666P, wife of Late Sanat Kumar Mukherjee, by caste- Hindu, by occupation-Retired Person, by nationality-Indian, residing at C/1, 25 Sabji Bagan Lane, Alipore, Kolkata-700027, 2) DIBYENDU HAZRA, PAN-AAQPH5334Q, son of Late Radha Gobinda Hazra, by caste- Hindu, by occupation-Ex-serviceman, by nationality-Indian, residing at 2A "PROTICHI", Officer's Colony, P.O.- Sripally, P.S.- Burdwan, Dist.- Purba Bardhaman, PIN-713103, 3) KRISHNENDU HAZRA, PAN-AAXPH5803P, son of Late Radha Gobinda Hazra, by caste- Hindu, by occupation-Service, by nationality-Indian, residing at 1/DE, Greenwood Park Extension, Action Area-1B, Newtown, Kolkata, North 24 Parganas, PIN-700156 and 4) KALYAN HAZRA, PAN-ABYPH5970R, son of Late Harinarayan Hazra, by caste- Hindu, by occupation-Service, by nationality-Indian, residing at S.N. Banerjee Road, A-zone, Durgapur (Municipal Corporation), P.S.- Dist.- Paschim Bardhaman, PIN-713204, hereinafter called and referred to as the PRINCIPALS, do hereby SEND GREETINGS:**

WHEREAS we the Principals herein are the joint owners in respect of the schedule mentioned property;

AND WHEREAS we the Principals jointly entered into a Development Agreement (hereinafter referred to as "said Development Agreement") with R.D. **CONSTRUCTION** and said Development Agreement was executed on 28th May 2024 and registered in the office of ADSR, Burdwan as Deed No: I-020303341/2024 Volume No: 0203-2024, Page No: 83867 to 83916 to develop our aforesaid property in the form of a multistoried building consisting of several independent flats and parking space.

AND WHEREAS in the said Development Agreement the Owners' Allocation and Developer's Allocation on the said property has been specifically mentioned.

AND WHEREAS we the principals reside in different places which are far away from

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Additional District Sub-Registrar  
BURDWAN

23 JUL 2024



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I-4936/24

# भारतीय गैर न्यायिक



पचास  
रुपये  
रु.50

FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 929677

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document

Additional District Sub-Registrar  
BURDWAN

23 JUL 2024



Rani Mukherjee

Bidyendu Ghosh

Krishnendu Ghosh

Rabjan Hazra

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

অনুমতি প্রাপ্তি পরে  
১৪ জুলাই ২০২৪



क्र. नं. 15250 28-6-24

प्रेषक Bansi Mukherjee

प्राप्त Alipore Kolkata

स्टाम्प मूल्य 50/-

बर्धमान जिले में स्टाम्प कर का उचित 28-6-24

स्टाम्प केन्द्र के सहायक अधिकारी

जिला अदालत (बर्धमान)

बाईसेस नं- 1/270805

*Sprig Acharya*

प्राप्त: 28/6/24  
प्रेषक: Bansi Mukherjee  
प्राप्त: Alipore Kolkata  
स्टाम्प मूल्य: 50/-



Additional District Sub-Registrar  
BURDWAN

23 JUL 2024