



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 459881

28-03-24 12-00
 9-8 000765794/24

Endorsement sheet and signature sheet
 attached with the document as part of
 the document.

Addl. Dist. Sub-Registrar
 Chandannagar, Hooghly

28 MAR 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **SRI ASIS MUKHERJEE** (PAN-AJJPM3637K, AADHAR- 3604 1746 0136) son of Late Shyama Prasad Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and 2) **SMT. PAROMA MUKHERJEE** (PAN - APFPM5199A, AADHAR-7343 2327 3226) wife of Sri Asis Mukherjee, by Caste Hindu (Indian), by Profession Business, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136, hereinafter called "The EXECUTANTS" of the FIRST PART.

Continued to..Page-2

নম্বর 4182 তারিখ ইং 19r3 সম ২০ 24

ক্রেতা: Balaji Housing Developers Pvt Ltd
স্বামী: Messrs P. L. Saha
স্থান: Gyr

ভোগার- শ্রী প্রবীর কুমার সান্তরা
মূল্য- ৫০/ মোকাম-চন্দননগর কোর্ট

P. L. Saha



pt
Addl. District Sub-Registrar
Chandernagore, Hooghly
28 MAR 2024

SEND GREETINGS

WHEREAS 1) SHRI ASIS MUKHERJEE AND 2) SMT. PARAOMA MUKHERJEE are the absolute and lawful owner of the land totally admeasuring more or less 05 Kathas, 02 Chittaks, 39 Sq. Ft. (346.56 square meters OR 0.085 Acre) situated at LICHUTALA, MONDAL BAGAN, HOLDING NO - 1195(New), 1009(Old), WARD NO-18 within the ambit of Chandannagar Municipal Corporation in Mouza - Chandannagar, J.L. NO - 1, SHEET NO - 23, corresponding R.S. Dag No - 213 and L.R. Dag No.-984, appertaining to R.S. Khatian No. - 107 and L.R. Khatian No. - 2489, 2490, District - Hooghly vide sale deed dated 16/12/2022 registered at the office of the Additional Registrar of Assurance III, Kolkata in Book No - I, Volume No- 1903 - 2022 Pages from 547009 to 547035 bearing being No - 190311717 of the year 2022.

AND WHEREAS:**A.**

- i) That the property described below in "Schedule - A" hereunder was originally belonged to one Sri Gopal Chandra Mondal, who sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. within the Mouza - Chandannagar, J.L. No- 1 Sheet No - 23, corresponding R.S. Dag No - 213 and L.R. Dag No - 984 appertaining to R.S. Khatian No - 107 and L.R. Khatian No. - 2489, 2490 within the ambit of Chandannagar municipal Corporation , Ward No - 18, Holding No - 1195(New),1009(Old) Mondal Bagan Road in favour of Sri Aswini Kumar Dutta, by virtue of a Sale Deed, Registered at S.R.O., Serampore and recorded in Book No - I, Volume No - 25, pages from 196 to 201 Being No. - 1634 for the year 1965.
- ii) That the said Sri Aswini Kumar Dutta constructed one residential structure upon the said land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. more or less.
- iii) That the said Sri Aswini Kumar Dutta died intestate on 23/07/1974 leaving behind his wife namely Smt. Kamala Dutta and only daughter namely Smt. Sarashi Karmakar, as his legal heirs and successors who inherited $\frac{1}{2}$ share each as per provision of the Hindu Succession Act, 1956.
- iv) That the said Smt. Kamala Dutta died intestate on 30/08/1983, leaving behind her only daughter Smt. Sarashi Kamakar as her legal heirs and successors who inherited the total land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. along with the structure as per the provisions of the Hindu Succession Act, 1956.

- v) That the said Smt. Sarashi Karmakar while enjoying the entire aforesaid land gifted a demarcated portion of the aforesaid land admeasuring 02 Katha, 03 Chittak, 07 Sq. Ft. in favour of her grand son Sri Agniva Ghosh through Gift Deed Being No.- 1036 for the Year - 1988 registered before the A.D.S.R., Chandannagar, Hooghly.
- vi) That the said Smt. Sarashi Karmakar became the owner of the demarcated rest portion of the aforesaid land measuring 02 Katha, 15 Chittak, 32 Sq. Ft. and enjoyed the same.
- vii) That the said Smt. Sarashi Karmakar died intestate on 03/07/2009 leaving behind her one son namely Sri Abhijit Karmakar and one daughter namely Smt. Anita Ghosh as her legal heirs and successor who inherited $\frac{1}{2}$ share each as per the provision of the Hindu Succession Act, 1956.
- viii) That Sri Abhijit Karmakar and Smt. Anita Ghosh sold out of the demarcated land measuring 02 Katha, 15 Chittak, 32 Sq. Ft. in favour of one Smt. Mira Chowdhury by virtue of Deed of Sale duly registered in the office of the A.D.S.R., Chandannagar, West Bengal recorded in the Book No.-I, CD Volume No. - 06, Pages from 2874 to 2887 as Being No. - 01788 Dated - 11/06/2012.
- ix) That the said Sri Agniva Ghosh sold out of the land admeasuring about 02 Katha, 03 Chittak, 07 Sq. Ft. in favour of Smt. Mira Chowdhury, by virtue of Deed of Sale duly registered in the office of the A.D.S.R., Chandannagar, Hooghly, West Bengal recorded in Book No.- I, CD Volume - 06, Pages from 2888 to 2899 as Being No. - 01789 Dated - 11/06/2012.
- x) That the said Smt. Mira Chowdhury amalgamated both the aforesaid land into a single land total measuring about 05 Katha, 02 Chittak, 39 Sq. Ft., and enjoyed the same without any disturbance from any corner.
- xi) That the said Smt. Mira Chowdhury sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. in favour of Sri Devender Singh Guliya alias Sri Debendra by virtue of Deed of Sale, duly registered in the office of the A.D.S.R, Chandannagar, West Bengal, recorded in Book No. I, CD Voulume No. - 10, Pages from 3278 to 3288 as Being No.- 02967 Dated - 22/10/2013.
- xii) That Sri Devender Singh Guliya alias Sri Debendra sold out the land measuring about 05 Katha, 02 Chittak, 39 Sq. Ft. in favour of Sri Inderjeet

Singh, by virtue of Deed of Sale, duly registered in the office of the A.D.S.R., Chandannagar, West Bengal recorded in Book No. - I, CD Volume No - 0604 - 2019, Pages from 35748 - 35769 as Being No. - 060401432 Dated - 24/04/2019.

xiii) That the said Sri Inderjeet Singh sold out of the land measuring 05 Katha, 02 Chittak, 39 Sq. Ft. in favour of Sri Asis Mukherjee and Smt. Paroma Mukherjee by virtue of a Deed of Sale, duly registered in the office of Additional Registrar of Assurance (III), Kolkata and recorded in Book No. - I, Volume No. - 1903 - 2022, Pages from 547009 to 547035, Being No. - 190311717 for the Year - 2022.

B. The Said Land is earmarked by the Landlord / Promoter / Developers for the purpose of building a partial commercial and partial residential project, comprising a multistoried apartment buildings and the said project shall be known as "BALAJEE PLAZA".

C. The Director(s) is / are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter / Developer regarding the said land on which Project is to be constructed have been completed in accordance with the building plan sanctioned by the Chandannagar Municipal Corporation vide Plan No - SWS-OBPAS/1806/2023/0355 Dated - 27/07/2023 applied by the Land Owners.

D. The Land Owners had obtained the final layout plan approvals for the Project from Chandannagar Municipal Corporation. The Promoter / Developer agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.

E. The Chandannagar Municipal Corporation has granted the commencement certificate to develop the Project vide approval dated 27/07/2023 bearing no. SWS-OBPAS/1806/2023/0355.

AND WHEREAS in the manner referred above, the Executants herein became the owners of the Schedule property and are absolutely ceased and possessed of and/or otherwise well and sufficiently entitled to the said property morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property free from all encumbrances, charges, liens, lispendence, attachments, trusts whatsoever and howsoever.



AND WHEREAS we have been possessing the property as described as described in the Schedule below free from all encumbrances.

AND WHEREAS for the development work of the property we have entered into a Registered Development Agreement being No. **932** — dated **19.03.2024** of the office of Additional District Sub-Registrar, Chandannagar with "**BALAJI HOUSING DEVELOPERS PVT. LTD.**" having Office at BALAJI ENCLAVE, GROUND FLOOR, MORAN ROAD, GONDALPARA, CHANDANNAGAR, HOOGHLY, 712137), represented by its authorized signatory 1) **SRI ASIS MUKHERJEE** (PAN - AJJPM3637K), son of Late Shyamaprasad Mukherjee, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and 2) **SMT. PAROMA MUKHERJEE** (PAN - APFPM5199A), wife of Sri Asis Mukherjee, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136.

AND WHEREAS The Promoter / Developer should register the Project under the provisions of the Act with the Real Estate Regulatory Authority (RERA).

AND WHEREAS for the purpose of development works, it is necessary and expedient for us to appoint attorney to act on our behalf.

KNOW ALL MEN BY THESE PRESENTS that We 1) ASIS MUKHERJEE, 2) PAROMA MUKHERJEE do hereby nominate, constitute and appoint "M/S BALAJI HOUSING DEVELOPERS PRIVATE LIMITED" having its office at "Balaji Enclave", Ground Floor, Moran Road, P.O. Gondalpara, P.S.-Chandannagar, District - Hooghly represented by represented by its authorized signatory 1) **SRI ASIS MUKHERJEE** (PAN - AJJPM3637K), son of Late Shyamaprasad Mukherjee, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 and 2) **SMT. PAROMA MUKHERJEE** (PAN - APFPM5199A), wife of Sri Asis Mukherjee, residing at Mondal Bagan, Lichutala, P.O. + P.S. - Chandannagar, Dist - Hooghly, Pin - 712136 as our true and lawful attorney on our behalf to do execute and perform or caused to be done executed and performed all or any of the following acts, deeds, matters and things namely :-

1. The attorney at their absolute discretion think proper and to agree upon and to enter into agreement or such agreements for sale of the ownership flats or portions or to cancel or repudiate the same contained in the building standing on the schedule mentioned except Owners allocation.
2. To execute agreement for sale and other agreements with the intending purchaser/purchasers for selling out the Flats/Shop Rooms/Garages/Car



Parking Spaces and other spaces etc. (except Owners allocation) contained in the multistoried building along with proportionate share or interest in the land or lateral and vertical rights on the said land, to sign those agreements, documents and all such lateral and vertical rights on the said land, to sign those agreements, documents and all such papers, receipt bill etc. and to receive money either in cash, cheque, Bank draft, demand draft, pay order etc. from the intending purchaser/purchasers and to grant necessary receipts and acknowledgement/acknowledgements and to deliver possession and do the needful as per our need.

3. To receive from the intending or prospective purchasers or lessee/s of any advance or loans, any money either in cheque or by cash against the proposed or constructed ownership Flats/Shop Rooms/Garages/ Car Parking Spaces and other spaces and also to take full and final payment of such advance or loans or cheques or cash in the name of developer by our attorney from any purchaser/s at the discretions of our attorney.
4. Upon such receipt as aforesaid in our names and as our act and deed, to sign execute and deliver any conveyance or conveyances of the said property for the said purchaser or his nominee or assignee.
5. To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present.
6. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or District Sub-Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves (except Owners allocation).
7. To make such correspondence with the said intending purchaser/s and serve notice/notices, take such legal steps through their appointed lawyer/lawyers against those intending purchaser/purchasers as and when he will feel necessary, to receive all papers, letters, notices etc. to sign Vokatnama / Vokatnamas and to file suit/suits against any of the intending purchaser/purchasers of the Flats/Shop Rooms/Garages/Car Parking Spaces and other spaces of the multistoried building, depose in the suit/suits that will be filed by them and to execute decree and to realise benefits and profits in accordance with the said decree/decrees, to serve

notice/notices to the intending purchaser/purchasers of the multistoried building and to present all deed of agreement/ agreements before Registrar / Sub-Registrar for admission and registration and to sign the receipts, notices etc.

8. To settle and/or fix the sale price of the flat and/or any portion of the said multistoried building along with proportionate interest in the land or lateral and vertical rights on the said land in accordance with their own will and calculation.
9. To prepare for sanction of revised building plan in the name of the Owners/Vendors, if necessary and specification to be prepared in respect of the said property and the Owners/Vendors will sign all such revised building plan or plans and to observe and perform all the formalities and obligation in connection with the sanction plan and/or the revised building plans and specifications and to submit the same to the Chandernagar Municipal Corporation by the Developer for sanction of revised building plan or plans and to observe and perform all the formalities and obligations in connection with the sanction plan and/or the revised building plans or plans and to observe and perform all the formalities and obligations in connection with the sanction plan and/or the revised building plans and specifications from the Chandernagar Municipal Corporation upon giving proper acknowledgement and/or receipt for the same and to face all legal obstacles / complications in the matter.
10. To appoint engineers, architects, surveyors, supervisors, sub-contractors, caretakers, masons, carpenters, plumbers, mistries, collies, labourers, darwans and all other workmen and persons as may be required and wages, remuneration fees or other payments and on such terms and conditions as our said attorney shall think fit and proper and to dismiss and discharge all or any of them and to reappoint any of them.
11. To apply to the W.B.S.E.D.Co. Ltd. or Chandernagar Municipal Corporation and other appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connection, temporary or permanent for the said multistoried building with garages or car parking spaces and other structures in the said property on such terms and conditions as our said attorney shall think fit and proper.
12. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceedings (including land acquisition proceedings) which may hereafter be commenced by or against us in any court of justice, civil, Criminal or revenue, both appellate and original in respect of the said

property and the said multistoried building appear before all Magistrates and other officers for and in connection with the right, title, interest, property and all other matter or things whatsoever relating to the said property and the said multistoried building and other structures by any means or any account whatsoever AND to prosecute, defend or discontinue or become non-suited therein AND to settle, compromise and refer to arbitration and suits appeals actions or proceedings AND TO appoint solicitors, counsel, advocates, pleaders or other legal agents and to sign warrants of attorney, retainers and other authorities AND TO sign Vokatnama, Power and also to sign and verify plaints, written statements, tabular statements, petitions and other pleadings and documents AND to prefer appeals and to apply for reviews and revisions AND to apply for execution of decrees and orders AND to draw moneys from any court. Accountant General Official receiver or other authorities and to give effectual receipts and discharges for the same, to accept service of writ of summons, notices and other legal processes AND generally to represent us before all courts, magistrate and other Judicial, Criminal and Revenue Authorities.

13. To settle compromise or refer to arbitration all disputes or proceedings, pending or which may arise hereafter between us and any other person, firm or company on such terms as our said attorney will think fit and proper.
14. To execute any agreement or other documents, necessary to effectuate the aforesaid purpose and to cause the same to be stamped, registered or authenticated, as the case may be.
15. To make provisions in any appropriate instrument for a person or persons receiving possession of the said property or any portion thereof from the said attorney and to collect monthly proportionate Municipality and/or other taxes, maintenance and service charges from the purchasers of Flats/Shop Rooms/Garages/Car Parking Spaces and other spaces and/or any portion of the building and also to pay municipal taxes, other charges etc. and all outgoings in respect of the said property and the said multistoried building with common spaces and other structures.
16. To cause mutation whenever necessary, to make statements personally or through lawyers or other agents to effectuate the aforesaid purpose.
17. To prepare plan or plans or revised plan as the case may be and to appear and represent before the Chandernagar Municipal Corporation, Fire Brigade Authority and all other authorities concerned having jurisdiction over the said premises and to sign, verify, affirm, deposit, submit as the case may

be required from time to time for sanction and/or modification of building plan for and/or in respect of the multistoried building on the said land for all or any of such purpose and submit new plan, revised modified plan and/or fresh plan as may from time to time be required in connection therewith.

18. To compromise and settle all or any of the aforesaid matters, actions, suits and/or other proceedings as the said attorney may deem fit and proper.
19. AND GENERALLY to do all acts, deeds, matters and things and to exercise all such powers and authorities as our said attorney may deem fit and proper.
20. We, do hereby agree to ratify and confirm and give effect to every act deeds, matters and things, power and authorities herein give which our said attorney shall lawfully do or execute in or about the premises by virtue hereof and hereby declare that every such act deed matter or thing lawfully done or executed or purporting to be done or executed or cause to be done by our attorney in or about the premises by virtue of these present.

IN WITNESS WHEREOF We, the executants, do hereunto set and subscribe our respective hands and seals on the 20th day of March, 2024.

THE "SCHEDULE - A" ABOVE REFERRED TO:

(Description of the Land)

All that piece and parcel Vacant Bastu Land admeasuring more or less 05 Kathas 02 Chittaks, 39 Sq. Ft within thé Mouza - Chandannagar, J.L. No. 1, Sheet No - 23, corresponding RS Dag No.-213 and L.R. Dag No-984, appertaining to R.S. Khatian No- 107 and L.R. Khatian No-2489, 2490, within the ambit of Chandannagar Municipal Corporation Ward No- 18, Holding No-1195 (New), 1009 (Old) Street - Mondal Bagan, P.O & P.S. - Chandannagar , District - Hooghly, West Bengal, Pin Code - 712136.

The property is measured:-

North	:	56 Ft - 6 inch
South	:	56 Ft - 6 inch
East	:	66 Ft - 0 inch
West	:	66 Ft - 0 inch

And the entire land butted and bounded as follows:-

On the North	:	House of Late Bijoy Halder
On the South	:	20Ft. - 0 inch Wide Municipal Road
On the East	:	Holding of Bhola Singh
On the West	:	20Ft. - 0 inch Wide Municipal Road

"SCHEDULE - B"
(Description of the Building)

The Multistoried building is to be constructed comprising total proposed covered area 8600 Sq.Ft or 799 Sq.Mtr having 9 Residential Unit, Proposed Commercial covered area at ground floor 41Sq.Ft or 3.80Sq.Mtr and proposed Car Parking covered area at Ground Floor 1159 Sq. Ft. or 107.76 Sq. Mtr principally residential and partly commercial building on the Holding No - 1195(New) 1009(Old), at Mondal Bagan, Lichuta, Ward No - 18 of Chandannagar Municipal Corporation and building will be named as "BALAJEE PLAZA".

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

1) *Surajit Das.*
Majher Rasta, Chinsurah.
P.O. Bureshi batala, Hooghly, 71205
Aadhar No - 8820 1985 6216
Voter No - W0D1723170

2) *Rathindranath Mukherjee*
CGR Court.

Asis Mukherjee
Parana Mukherjee

SIGNATURE OF THE OWNER

For BALAJI HOUSING DEVELOPERS PVT. LTD.

Asis Mukherjee

Director

For BALAJI HOUSING DEVELOPERS PVT. LTD.

Parana Mukherjee

Director

SIGNATURE OF DEVELOPER / PROMOTER

Drafted by me:












Rathindranath Mukherjee
Advocate
Chanderpore Court
En.No.W. 13,915/1999








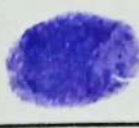

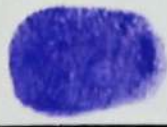
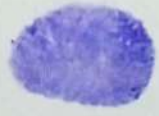
Advocate,

Typed by

Das.

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রমতা/বিক্রেতা/দাতা/গ্রহিতা				
 স্বাক্ষর <i>Asis Mukherjee</i>	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ভানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		ধ হাতের কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বিতী	তৃত্বিতী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

ক্রমতা/বিক্রেতা/দাতা/গ্রহিতা				
 স্বাক্ষর <i>Paroma Mukherjee</i>	বাহ্যতের আঙ্গুল-এর ছাপ (টিপ)		ভানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মাধ্যমা	মাধ্যমা	
		তৃত্বিতী	তৃত্বিতী	
		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	

Major Information of the Deed



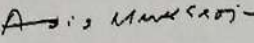
Deed No :	I-0604-01039/2024	Date of Registration	28/03/2024
Query No / Year	0604-8000765194/2024	Office where deed is registered	
Query Date	20/03/2024 12:19:24 PM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	Partha Sarathi Mukherjee Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 7003370428, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 39,15,450/-		
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]:- 060400932/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



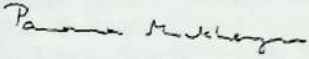
District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-23, Pin Code : 712136

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-984	LR-2489	Bastu	Bastu	2 Katha 9 Chatak 19.5 Sq Ft	50,000/-	19,57,725/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-984	LR-2490	Bastu	Bastu	2 Katha 9 Chatak 19.5 Sq Ft	50,000/-	19,57,725/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			8.5456Dec	1,00,000 /-	39,15,450 /-	
		Grand Total :			8.5456Dec	1,00,000 /-	39,15,450 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ASIS MUKHERJEE (Presentant) Son of Late SHYAMA PRASAD MUKHERJEE Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office	 28/03/2024	 Captured LTI 28/03/2024	 28/03/2024



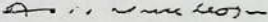


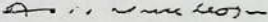


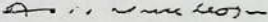
MONDAL BAGAN, LICHUTALA, City:- , P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx7K, Aadhaar No: 36xxxxxxxx0136, Status :Individual, Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt PAROMA MUKHERJEE Wife of Shri ASIS MUKHERJEE Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office		 Captured	
		28/03/2024	LTI 28/03/2024	28/03/2024
MONDAL BAGAN, LICHUTALA, City:- , P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx9A, Aadhaar No: 73xxxxxxxx3226, Status :Individual, Executed by: Self, Date of Execution: 28/03/2024 , Admitted by: Self, Date of Admission: 28/03/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED MORAN ROAD,GONDALPARA, City:- , P.O:- GONDALPARA, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 , PAN No.:: AAxxxxxx0L,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> Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 28/03/2024 , , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 28 2024 12:48PM</td> <td>LTI 28/03/2024</td> <td>28/03/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 28/03/2024 , , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured			Mar 28 2024 12:48PM	LTI 28/03/2024	28/03/2024
Name	Photo	Finger Print	Signature										
Shri Asis Mukherjee Son of Late Shyamaprasad Mukherjee Date of Execution - 28/03/2024 , , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured											
	Mar 28 2024 12:48PM	LTI 28/03/2024	28/03/2024										
Mondal Bagan, Lichutala, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx7k, Aadhaar No: 36xxxxxxxx0136 Status : Representative, Representative of : MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED (as authorized signatory)													

2	Name	Photo	Finger Print	Signature
	Smt Paroma Mukherjee Wife of Shri Asis Mukherjee Date of Execution - 28/03/2024, , Admitted by: Self, Date of Admission: 28/03/2024, Place of Admission of Execution: Office		 Captured	 28/03/2024
Mar 28 2024 12:50PM LTI 28/03/2024				
Mondal Bagan, Lichutala, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxx9a, Aadhaar No: 73xxxxxxxx3226 Status : Representative, Representative of : MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED (as authorized signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Suvajit Das Son of Sambhunath Das Majher Rasta, City:- , P.O:- Buroshibtala, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712105		 Captured	
	28/03/2024	28/03/2024	28/03/2024
Identifier Of Shri ASIS MUKHERJEE, Smt PAROMA MUKHERJEE, Shri Asis Mukherjee, Smt Paroma Mukherjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ASIS MUKHERJEE	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED-2 Katha 9 Chatak 19.5 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt PAROMA MUKHERJEE	MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED-2 Katha 9 Chatak 19.5 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Mondal Bagan Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-23, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 984, LR Khatian No:- 2489	Owner:আগীষ মুখার্জী, Gurdian:শ্যামপ্রসাদ , Address:নিকাজা , Classification:বাগু, Area:0.04200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 984, LR Khatian No:- 2490	Owner:পারোমা মুখার্জী, Gurdian:আগীষ , Address:নিকাজা , Classification:বাগু, Area:0.04300000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 060401039 / 2024

On 28-03-2024

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 12:00 hrs on 28-03-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri ASIS MUKHERJEE , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,15,450/-

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

Execution is admitted on 28/03/2024 by 1. Shri ASIS MUKHERJEE, Son of Late SHYAMA PRASAD MUKHERJEE, MONDAL BAGAN, LICHUTALA, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Smt PAROMA MUKHERJEE, Wife of Shri ASIS MUKHERJEE, MONDAL BAGAN, LICHUTALA, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Shri Suvajit Das, , Son of Sambhunath Das, Majher Rasta, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

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

Execution is admitted on 28-03-2024 by Shri Asis Mukherjee, authorized signatory, MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED, MORAN ROAD,GONDALPARA, City:- , P.O:- GONDALPARA, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Suvajit Das, , Son of Sambhunath Das, Majher Rasta, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

Execution is admitted on 28-03-2024 by Smt Paroma Mukherjee, authorized signatory, MS BALAJI HOUSINGDEVELOPERS PRIVATE LIMITED, MORAN ROAD,GONDALPARA, City:- , P.O:- GONDALPARA, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Suvajit Das, , Son of Sambhunath Das, Majher Rasta, P.O: Buroshibtala, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712105, by caste Hindu, by profession Others

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

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 4182, Amount: Rs.50.00/-, Date of Purchase: 19/03/2024, Vendor name: P K SANTRA

St

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2024, Page from 23378 to 23394
being No 060401039 for the year 2024.



Digitally signed by SWAGATA TARAFDAR
Date: 2024.04.02 14:56:20 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 02/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.