

4332/2023

5098/23



824/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 753109

9(8) 636844/2023

11/3/23

Certified that the document has been admitted to registration. The stamp sheet and the endorsement are the part of this document.

District Sub-Registrar, Birbhum

MAHARAJA DEVELOPERS

PARTNER

29 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

(After the Registration of Development Agreement)

PARTNER

Contd.....2

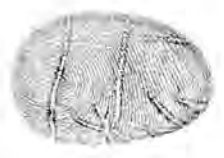
[Handwritten signature]

11.03.2023
2-00 P.M.

ক্রমিক নং 15456 তারিখ 9/3/2023
ক্রেতা: নাম শ্রী ডক্টর আব্দুল হক
মারকা: শ্রী
সং: Ratampally
পোঃ: Santokheton জেলা বীরভূম
কারন Development মলা 1954
পোস্ট: Haldobani
জেলার- শ্রী মানস নাগ
বোলপুর কোর্ট + এ.ডি.এস. আর অফিস

Abdullah Khan

Mansing



992

Mansing

Abdullah Khan



993

Roni Chatterjee



994



DIST. SUB-REGISTRAR
SURI, BIRBHUM

11 MAR 2023

For MAHARANI DEVELOPERS
Bhavana Mall Palley
PARTNER



995

For MAHARANI DEVELOPERS

Maharani
PARTNER

Soet Chandra
8/0 Rajinath Chandra
Belpur, Belpur
Pin - 751204

KNOW ALL MEN BY THESE PRESENTS. WE, **(1) DR ARABINDA KONAR**, having PAN: AFFPK6993J, Aadhaar No: 9901 9674 3912, son of Late Nalini Ranjan Konar, by faith- Hindu, by Nationality- Indian, by occupation- Doctor, residing at Ratanpally, P.O. Santiniketan, P.S. Bolpur, at present Santiniketan, District: Birbhum, PIN- 731235, West Bengal, India, And **(2) RANI CHATTERJEE**, having PAN: ABYPC1473G, , Aadhaar No: 5024 5808 4501, daughter of Dr Arabinda Konar, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at BC 165, Salt Lake, Sector-1, Bidhannagar, CC Block, District: North 24 Parganas, PIN- 700064, West Bengal, India, hereinafter called the "PRINCIPALS" SEND GREETINGS:-

WHEREAS the Principals herein became the joint owners of ALL THAT piece and parcel of Bastu land situated in the District Birbhum, P.S. Bolpur at present Santiniketan, Mouza- Madhusudanpur, J.L. No. 68, R.S. Khatian Nos. 147, 148 & 149, L.R. Khatian Nos. 1227 & 1228, C.S. Plot No. 477, R.S. & L.R. Plot No. 477/562, Classification- Bastu, Area- 90 Decimals/Sataks or 39204 sq.ft. or 02 Bighas 14 Cuttaks 09 Gondas under A.D.S.R. office Bolpur, lying within the limits of Ruppur Gram Panchayet and Sriniketan Santiniketan Development Authority, at present under Bolpur Municipality Ward No. 02, and jointly seized and possessed of the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto as well as mentioned in the First Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances, liens, lispens and attachments whatsoever.

AND WHEREAS we the above named Principals herein intend to construct some duplex cottages and Buildings thereon but due to paucity of fund we the above named Principals approached the Developer **MAHARANI DEVELOPERS**, PAN: AAVFM5412B a partnership firm having its registered office at 8, Ganesh Chandra Avenue, 5th Fl. Room No. 31, Kolkata- 700013, represented by its Partners namely **(1) MR BISWANATH RAKSHIT**, Son of Late Krishna Pada Rakshit, PAN: ACYPR0765K, Aadhaar No: 8923 1165 7969, by Nationality Indian, by Religion - Hindu, by Occupation Business, resident of Bahir Sarbamangla Road, Burdwan - 713101, W.B. and **(2) MR MAHENDRA KUMAR SHAW**, Son of Sri Ganesh Prasad Shaw, PAN: ALGPS3621L, Aadhaar No: 4854 4038 3436, by Nationality Indian, by Religion - Hindu, by Occupation Business, resident of Shree Nirmala Bhawan, N S B Road, Raniganj - 713347, W.B., to construct such duplex cottages/buildings on the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions.

AND WHEREAS knowing from reliable sources of our intention the said Developer has agreed to construct some duplex cottages and buildings on our aforesaid property, more fully described in the First Schedule herein below.

AND WHEREAS thereafter, we the above named Principals herein have entered into an Agreement on 02.03.2023 with the said Developer **MAHARANI DEVELOPERS**, PAN: AAVFM5412B a partnership firm having its registered office at 8, Ganesh Chandra Avenue, 5th Fl. Room No. 31, Kolkata- 700013, represented by its Partners namely **(1) MR BISWANATH RAKSHIT**, Son of Late Krishna Pada Rakshit, PAN: ACYPR0765K, Aadhaar No: 8923 1165 7969, by Nationality Indian, by Religion – Hindu, by Occupation Business, resident of Bahir Sarbamangla Road, Burdwan – 713101, W.B. and **(2) MR MAHENDRA KUMAR SHAW**, Son of Sri Ganesh Prasad Shaw, PAN: ALGPS3621L, Aadhaar No: 4854 4038 3436, by Nationality Indian, by Religion – Hindu, by Occupation Business, resident of Shree Nirmala Bhawan, N S B Road, Raniganj – 713347, W.B., for the construction of some duplex cottages and buildings in or upon the said property, more fully and particularly described in the Schedule hereunder written, which was duly registered in the office of the D.S.R. Birbhum at Suri vide Book No. I, Being No. 030103951 for the year 2023, with such terms and conditions clearly cited therein.

AND WHEREAS in pursuance of the said agreement entered between us and the said Developer and in pursuance of understanding between the parties it is necessary and also expedient for us to appoint to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we the above named Principals do hereby and hereunder nominate, constitute and appoint **MAHARANI DEVELOPERS**, PAN: AAVFM5412B a partnership firm having its registered office at 8, Ganesh Chandra Avenue, 5th Fl. Room No. 31, Kolkata- 700013, represented by its one of the Partners namely **MR MAHENDRA KUMAR SHAW**, Son of Sri Ganesh Prasad Shaw, PAN: ALGPS3621L, Aadhaar No: 4854 4038 3436, by Nationality Indian, by Religion – Hindu, by Occupation Business, resident of Shree Nirmala Bhawan, N S B Road, Raniganj – 713347, W.B., as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things:-



1. To defend possession of the said property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to ensure any duplex cottages/buildings thereon against loss or damages by fire and/or other risk as may be deemed necessary and/ or desirable by our said Attorney and to pay all premium for such insurance.
3. To sign and give any notice to any occupier of the said property or trespassers or any portion thereof to quit or to repair or to avoid any nuisance or malice remedy and breach of covenant and/or for any other purpose whatsoever.
4. To enforce any covenant/ any Agreement, gift towards government authority or any other document relating to the said property or any part thereof and if any right to re-enter arises in any manner under each covenant or under notice to quit them to exercise such rights, amongst others.
5. To sign and appoint and terminate the appointment of Architect/ L.B.S., Engineer etc. and to get, prepare building plans, to submit and sign the building plan in the concern authority/ authorities for construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or Buildings or structures on the said premises and also sign and appear to water supply department, drainage system and hearing for the same.
6. To build upon and exploit commercially the said property by making construction of building thereon and under no circumstances the existing house inside the premises shall be dismantled in full or part.
7. To appoint any Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor to be done by them or his own discretion as if we do the same personally.



8. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Sale Deed in respect of Developer's Allocation in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concern authorities for getting such certificate and/or permissions.

9. To negotiate terms and to sell the said space/ spaces/ flats/duplex cottages with proportionate share of land in the said property except Owners' Allocation as mentioned in the Second Schedule of the Development Agreement dated 02.03.2023 to any purchaser or purchasers at such price which the said Attorney in his absolute discretion thinks proper.

10. To enter into any agreement or Agreements with any party or parties or with the intending Purchaser/s for sale or sales of space or spaces with super structure or flats or shop rooms or duplex cottages along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers, to receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending purchaser or purchasers of the purchase money and to give good, valid, receipt and/or discharges for the same to the purchaser or purchasers.

11. That the Attorney may sign and to execute any agreement, Deed of conveyance and to deliver any conveyance or conveyances for the selling of proportionate share of land and/or flat/flats/duplex cottages and/or space with superstructure and/or flat/ flats/ duplex cottages/ spaces in the proposed buildings/structures with easements rights of the common areas of the proposed selling of space/flat/flats/ duplex cottages along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale and the said attorney can receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers in our names and the same shall be treated as receipt of us personally and respectively from the intending purchaser or purchasers.



12. To sign and execute all other deeds, instruments and assurance which he/ they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for complete the proposed building/ duplex cottages at the schedule property and for fully and effectually conveying the said proportionate share of land, flat/ flats/ duplex cottages together with the easements right of the common passage in the property on and for our behalf and it is to be treated as done by us being present personally ourselves.

13. To prepare sign execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper documents deeds contract agreement, applications consent and other documents as may in anyway be required before the competent authority to be or any of the powers herein contained including sale, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/ user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under any Agreement.

14. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other valid legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which we now or may hereinafter be interested or connected and also if Our Attorney thinks fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the District Court, or any other courts as the case may be.

15. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents.

16. To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purposes herein Contained.



17. To appear before the B.L. & L.R.O. concern and/ or other authorities regarding the Tax assessment or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.

18. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement and to execute all my rights according to this deed's act therein by our said Attorney.

19. To sign and give notice or notices to any tenant or tenants and other occupiers of the property/ building/ duplex cottages belonging to Our estates, if any, to quit and vacate or to avoid any nuisance or for any other purpose or purposes whatsoever and to settle compromised compound or to avail them with their existing accommodations in the said building/ duplex cottages and enforce all remedies open to us in respect of our accommodation with a view to exercising any right, vested to us.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally presents. .

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Property)

ALL THAT piece and parcel of Bastu land situtated in the District Birbhum, P.S. Bolpur at present Santiniketan, Mouza- Madhusudanpur, J.L. No. 68, R.S. Khatian Nos. 147, 148 & 149, L.R. Khatian Nos. 1227 & 1228, C.S. Plot No. 477, R.S. & L.R. Plot No. 477/562, Classification- Bastu, Area- 90 Decimals/Sataks or 39204 sq.ft. or 02 Bighas 14 Cuttahas 09 Gondas under A.D.S.R. office Bolpur, lying within the limits of Ruppur Gram Panchayet and Sriniketan Santiniketan Development Authority, at present under Bolpur Municipality Ward No. 02, Holding Nos. 2/1199 and 2/1198, butted and bounded as follows-

ON THE NORTH: By the land of Plot No. 598, 477/562 & 20 feet wide Road.
ON THE SOUTH: By the land of Plot No. 625.
ON THE EAST : By the land of Plot No. 632 & 12 wide road.
ON THE WEST : By the land of Plot No. 746.



Contd.....8

The aforesaid piece or parcel of land is more particularly delineated on the map hereto annexed and shown in Yellow colour in the map hereto. The map annexed, hereto is the part and parcel of this document.

The aforesaid land is adjacent to Bolpur Municipality Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
OWNERS' ALLOCATION

ALL THAT the owners will be allocated 40 (forty) % of the total constructed area of the proposed 25 (twenty five) duplex cottages/buildings together with undivided impartible proportionate share of the said land mentioned in the First Schedule hereinabove. It is mutually decided between the owners and developers that out of 25 bungalows/cottage, the following 10 (ten) bungalows shall be allotted to the owners- Bungalow No. -13, 16, 17, 19, 20, 21, 22, 23, 24 and 25.

THE THIRD SCHEDULE ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION

ALL THAT apart from the Owners' Allocation mentioned in the Second Schedule herein above remaining 60 (sixty) % or 15 Bungalows/ cottage of the total constructed area of the proposed duplex cottages/buildings together with right to use all common facilities and amenities of the said proposed building with habitable conditions also together with undivided proportionate share of land mentioned in the First Schedule hereinabove.

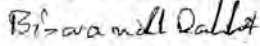


IN WITNESS WHEREOF we the above-named Principals have hereunto set and subscribed our hands and signatures on this the 11th day of March, Two Thousand Twenty-Three (2023).


Rani Chatterjee

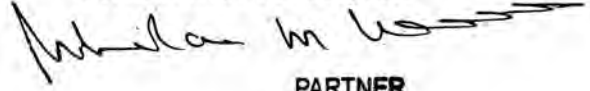
SIGNATURES OF THE PRINCIPALS

For MAHARANI DEVELOPERS



PARTNER

For MAHARANI DEVELOPERS

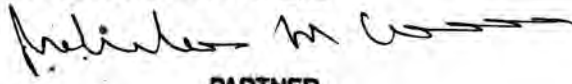


PARTNER

SIGNATURES OF THE DEVELOPERS

I do hereby accept the above power given by the Principals

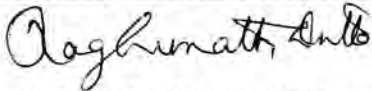
For MAHARANI DEVELOPERS



PARTNER

SIGNATURE OF THE ATTORNEY

Drafted & Prepared By me as per instructions of both the parties:-



Raghunath Dutta (Advocate)
Bolpur Court, Birbhum
Enrolment No. WB/458/1997

Computer Printed by:-



Jeet Chanda
Nutanpukur, Bolpur.

WITNESSES:-

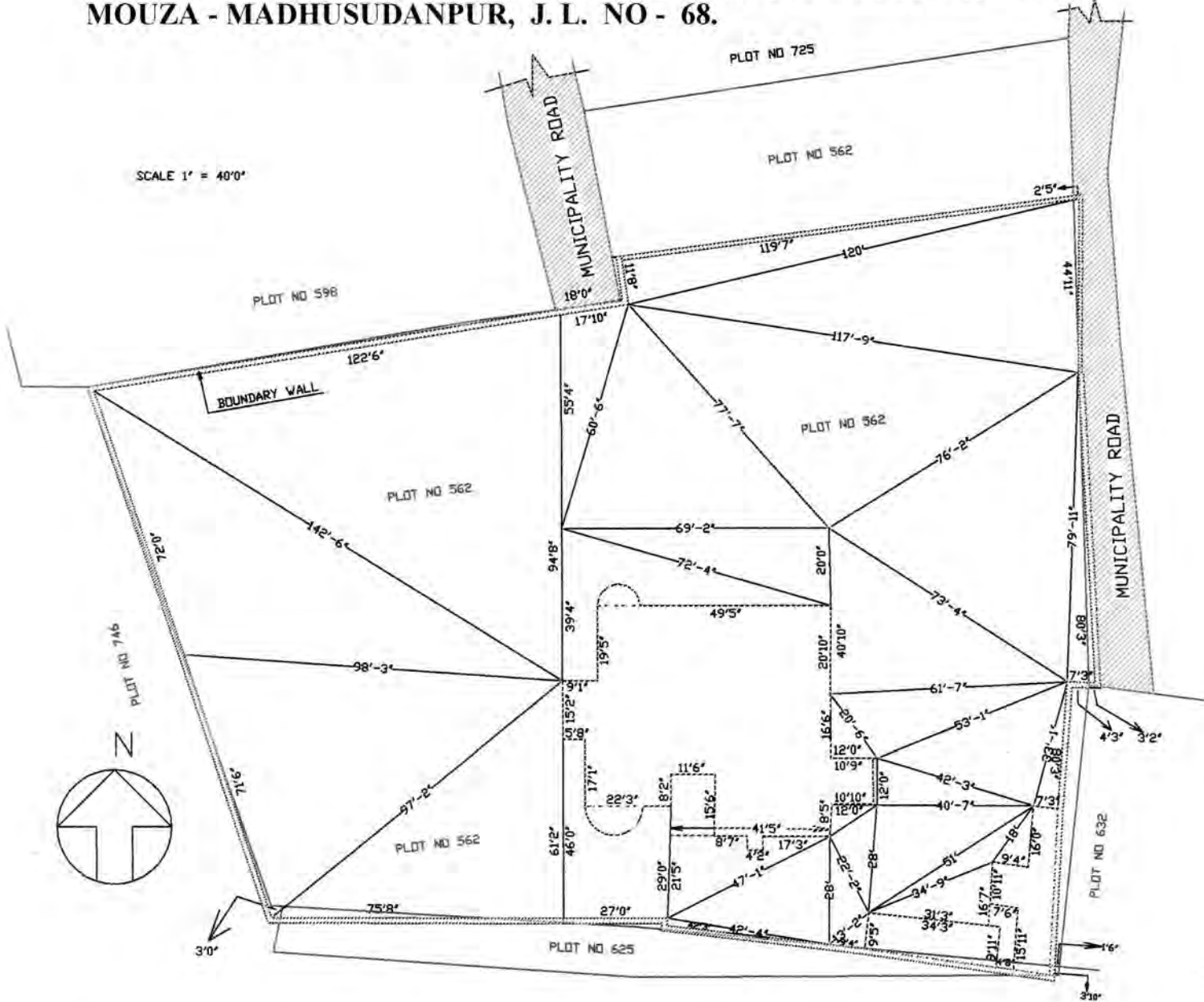
① Sucha Chatterjee
BC-165, Salt Lake, Kolkata-700064

② Sneha Chatterjee
BC-165, Salt Lake City, Kolkata-700064

③ Haradhan Karman
42 R.B. Ghosh Road.
Khoshbagan, Burdwan.

④ Asy Chakraborty
Bhat Chala, Sri Pally
Burdwan 713103

**DIST - BIRBHUM, P. S. - BOLPUR, PRESENTLY P.S. – SANTINIKETAN,
MOUZA - MADHUSUDANPUR, J. L. NO - 68.**



SCHEDULE ; DIST - BIRBHUM, P.S. - BOLPUR, MOUZA - MADHUSUDANPUR, J. L. NO - 68, L. R. KHATIAN NO -1227 & 1228, R. S. & L. R. PLOT NO- 477/562 (PART), TOTAL PROPOSED AREA 39204 SFT OR 02 BIGHAS 14 CUTTAHS 09 GONDAS OR 90 DECIMAL, MARKED IN YELLOW COLOUR.

OWNERS :-

- 1) **DR ARABINDA KONAR, S/O- LATE NALINI RANJAN KONER, RESIDING AT RATANPALLY, P.O. & P.S. – SANTINIKETAN, DISTRICT- BIRBHUM, PIN- 731235, WEST BENGAL.**
- 2) **RANI CHATTERJEE, D/O – DR ARABINDA KONER, RESIDING AT BC 165, SALT LAKE, SECTOR – 1, BIDHANNAGAR, CC BLOCK, DISTRICT- NORTH 24 PARGANAS, PIN – 700064, WEST BENGAL.**

DRAWN BY
Rajshankar Das
 Dated - 27.02.2023
 Surveyor - Mechanical
 Reg. No. - 1900/D-102
 Govt. Engg. Coll. - 368203/11.E

Arabinda Konar
 Rani Chatterjee

For MAHARANI DEVELOPERS












Biswanil Dabot

PARTNER

For MAHARANI DEVELOPERS












Abhijit...
PARTNER

PASSPORT PHOTO AND TEN FINGER IMPRESSIONS

PRINCIPAL					
 <i>Aravinda Kona</i>			 L.H.		
			 R.H.		

Signature:-












Aravinda Kona

PRINCIPAL					
 <i>Rani Chatterjee</i>			 L.H.		
			 R.H.		

Signature:-

Rani Chatterjee

PASSPORT PHOTO AND TEN FINGER IMPRESSIONS

DEVELOPER					
					
					












Biswas

Signature:-

For MAHARANI DEVELOPERS

Biswas and Raha

PARTNER

DEVELOPER			PARTNER		
					
					

Signature:-

For MAHARANI DEVELOPERS

Mahesh Kumar

PARTNER










Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



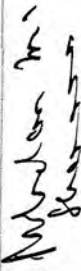



OFFICE OF THE D.S.R. BIRBHUM, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03018000636844/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Dr Arabinda Konar Ratanpally, City:- Bolpur, P.O:- Santiniketan, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731235	Principal			<i>Arabinda Konar</i> 11.3.2023
2	Mrs Rani Chatterjee BC 164, Salt Lake, City:- Bidhannagar, P.O:- CC Block, P.S:-Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064	Principal			<i>Rani Chatterjee</i> 11-03-2023
3	Mr Biswanath Rakshit Bahir Sarbamangala Road, City:- Burdwan, P.O:- Bardhaman, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Attorney [Maharani Developer s]			<i>Biswanath Rakshit</i> 11-03-2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Mahendra Kumar Shaw Shree Nirmala Bhawan, City:- Raniganj, P.O:- N S B Road, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	Representative of Attorney [Maharani Developers]			 11/03/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jeet Chandra Son of Mr Rabindra Nath Chandra Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	Dr Arabinda Konar, Mrs Rani Chatterjee, Mr Biswanath Rakesh Mr Mahendra Kumar Shaw			 11/03/23

(Amitabha Acharya)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
BIRBHUM
Birbhum, West Bengal

Major Information of the Deed

Deed No :	I-0301-05098/2023	Date of Registration	29/03/2023
Query No / Year	0301-8000636844/2023	Office where deed is registered	
Query Date	10/03/2023 2:31:26 PM	D.S.R. BIRBHUM, District: Birbhum	
Applicant Name, Address & Other Details	Raghunath Dutta Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9614130925, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,63,40,572/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030103951/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: SANTINIKETAN SRINIKETAN DEV. AUTHORITY, Road: Bolpur municipality road, Mouza: Madhusudan Pur, Pin Code : 731235

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-477/562 (RS :-)	LR-1227	Bastu	Bastu	45 Dec		81,70,286/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-477/562 (RS :-)	LR-1228	Bastu	Bastu	45 Dec		81,70,286/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			90Dec	0 /-	163,40,572 /-	
	Grand Total :				90Dec	0 /-	163,40,572 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr Arabinda Konar (Presentant) Son of Late Nalini Ranjan Konar Ratanpally, City:- Bolpur, P.O:- Santiniketan, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731235 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx3J, Aadhaar No: 99xxxxxxxx3912, Status :Individual, Executed by: Self, Date of Execution: 11/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence
2	Mrs Rani Chatterjee Daughter of Dr Arabinda Konar BC 164, Salt Lake, City:- Bidhannagar, P.O:- CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx3G, Aadhaar No: 50xxxxxxxx4501, Status :Individual, Executed by: Self, Date of Execution: 11/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/03/2023 , Admitted by: Self, Date of Admission: 11/03/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Maharani Developers 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Biswanath Rakshit Son of Late Krishna Pada Rakshit Bahir Sarbamangala Road, City:- Burdwan, P.O:- Bardhaman, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5K, Aadhaar No: 89xxxxxxxx7969 Status : Representative, Representative of : Maharani Developers (as Partner)
2	Mr Mahendra Kumar Shaw Son of Mr Ganesh Prasad Shaw Shree Nirmala Bhawan, City:- Raniganj, P.O:- N S B Road, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx1L, Aadhaar No: 48xxxxxxxx3436 Status : Representative, Representative of : Maharani Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jeet Chandra Son of Mr Rabindra Nath Chandra Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204			

Identifier Of Dr Arabinda Konar, Mrs Rani Chatterjee, Mr Biswanath Rakshit, Mr Mahendra Kumar Shaw

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Dr Arabinda Konar	Maharani Developers-45 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Rani Chatterjee	Maharani Developers-45 Dec

Land Details as per Land Record

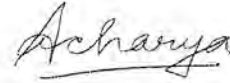
District: Birbhum, P.S:- Bolpur, Municipality: SANTINIKETAN SRINIKETAN DEV. AUTHORITY, Road: Bolpur municipality road, Mouza: Madhusudan Pur, Pin Code : 731235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 477/562, LR Khatian No:- 1227	Owner:ডঃ অরবিন্দ কোনার, Gurdian:নলিনী রঞ্জন কোনার, Address:সন্টলেক সিটি , Classification:বাস্তু, Area:0.45000000 Acre,	Dr Arabinda Konar
L2	LR Plot No:- 477/562, LR Khatian No:- 1228	Owner:রানি চ্যাটার্জী, Gurdian:ডঃ অরবিন্দ, Address:সন্টলেক সিটি , Classification:বাস্তু, Area:0.45000000 Acre,	Mrs Rani Chatterjee

On 10-03-2023

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 1,63,40,572/-



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 11-03-2023

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

Presented for registration at 14:00 hrs on 11-03-2023, at the Private residence by Dr Arabinda Konar , one of the Executants.

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

Execution is admitted on 11/03/2023 by 1. Dr Arabinda Konar, Son of Late Nalini Ranjan Konar, Ratanpally, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Hindu, by Profession Professionals, 2. Mrs Rani Chatterjee, Daughter of Dr Arabinda Konar, BC 164, Salt Lake, P.O: CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Identified by Mr Jeet Chandra, , , Son of Mr Rabindra Nath Chandra, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others


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

Execution is admitted on 11-03-2023 by Mr Biswanath Rakshit, Partner, Maharani Developers, 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr Jeet Chandra, , , Son of Mr Rabindra Nath Chandra, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

Execution is admitted on 11-03-2023 by Mr Mahendra Kumar Shaw, Partner, Maharani Developers, 8 Ganesh Chandra Avenue, 5th Floor, Room No. 31, City:- Not Specified, P.O:- Dharmtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by Mr Jeet Chandra, , , Son of Mr Rabindra Nath Chandra, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

On 29-03-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Adhesive, Serial no 15456, Amount: Rs.100.00/-, Date of Purchase: 09/03/2023, Vendor name: MANAS NAG



Amitabha Acharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0301-2023, Page from 76742 to 76762
being No 030105098 for the year 2023.



Digitally signed by AMITABHA ACHARYA
Date: 2023.03.30 13:07:59 +05:30
Reason: Digital Signing of Deed.

Acharya

(Amitabha Acharya) 2023/03/30 01:07:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BIRBHUM
West Bengal.

(This document is digitally signed.)
