

6705/2020

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 428281

*M*  
*2.11.20*  
*5/11/2020*

Certified that the Document is admitted by registration. The endorsement sheet attached with this document are the Part of this document.

Ref :- Query No. 8001424954/2020

*[Signature]*  
 Addl. District Sub-Registrar  
 Asansol, Dist.-Paschim Bardhaman

13 NOV 2020

DEVELOPMENT POWER OF ATTORNEY  
 AFTER REGISTERED DEVELOPMENT  
 OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made this  
 the day of 5<sup>th</sup> November in the year 2020 by :-

Contd ..... 2

*[Signature]*  
*(11/11)*

ক্রমিক নং ২৭৭/ তারিখ ৫.১১.২০

মুলা

ফোটা

শ্রীমতী জেতার শ্রী বিদ্যা দে এ.ডি.এস.আর.অফিস  
আসানসোল লাইসেন্স নং ২/৮৯ ৭/১/২০ তারিখ  
আসানসোল টেক্সটাইল সীতে স্থাপিত।

*[Handwritten signature]*

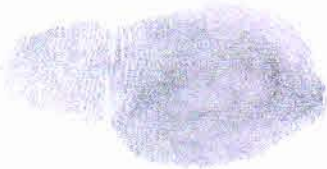
আসানসোল

*Ajay Chatterjee*



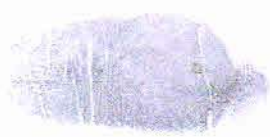
2458

*Ajay Chatterjee*



2459

*Sanjay Chatterjee*



2460

*Kalpana Chakraborty*



2461

*Amit Kumar*



Addl. District Sub-Registrar  
Asansol, Dist. - Paschim Bardhaman

05 NOV 2020

*Kamran*

(1) MR. AJAY CHATTERJEE (PAN ASJPC5058M) (2) MR. SANJOY CHATTERJEE (PAN ANQPC1348A) both son of Late Kali Narayan Chatterjee (3) MRS. KALPANA CHAKRABORTY (PAN AUJPC8261C) daughter of Late Kali Narayan Chatterjee all are by faith Hindu, Nationality- Indian, resident of No.1 & 2 Pragati Granthagar Road Ismile, P.O. Asansol, Police Station- Hirapur, Dist- Paschim Bardhaman (W.B), Pin 713301 No. 3 resident of No. 2 Mohishila Colony Khudiram Park, P.O. Ushagram, Police Station- Asansol(South), Dist- Paschim Bardhaman (W.B), Pin 713303 herein after referred to as the EXECUTORS.

WHEREAS Mrs. Panchanani Debya wife of late Dhajadhari Bhattacharjee being lawful owner sold and transferred the land having area 7(Seven) cottahs equivalent 0.12(zero point one two) acres on R.S. Plot No. 525, corresponding to L.R. Plot No. 882 under R.S. Kh No. 356, within J.L.No.22, Mouza Ismile, P.S. Hirapur to Smt Shanti Lata Devi wife of late Kali Narayan Chattopadhyay vide registered deed of sale being no. 3187 of 1961, at Sub Registrar office at Asansol, thereafter she recorded her name in L.R. Record of Right being L.R. Kh No. 5180.

AND WHEREAS Mrs. Uma Shasi Debi wife of late Gouri Shankar Chattopadhyay being lawful owner sold and transferred the land having area 6.67(six point six seven) cottahs equivalent to 0.11(zero point one one) acres on R.S. Plot No. 524, corresponding to L.R. Plot No. 871 having area of land 0.01(zero point zero one) acres, L.R. Plot No. 882 having area of land 0.084(zero point zero eight four) acres and L.R. Plot No. 883 having area of land 0.016(zero point zero one six) acres i.e total 0.11(zero point one one) acres within J.L.No.22, Mouza Ismile, P.S. Hirapur to Smt Shanti Lata Devi wife of late Kali Narayan Chattopadhyay vide registered deed of sale being no. 833 of 1957, at Sub Registrar office at Asansol, thereafter she recorded her name in L.R. Record of Right being L.R. Kh No. 5180.

*Saha  
(Nay)*

AND WHEREAS after that aforesaid Smt. Shanti Lata Devi while owning and possessing her share in the property died leaving behind two sons namely Mr. Ajay Chatterjee and Mr. Sanjoy Chatterjee (here in after executors No. 1 & 2) and one daughters namely Mrs. Kalpana Chakraborty (herein after executors No. 3) being her only surviving legal heirs and successors to inherit the property which was left by Smt Shanti Lata Devi according to Hindu Succession Act 1956, thereafter they recorded their name being L.R. Kh Nos. 6364 to 6366.

AND WHEREAS in the circumstances, the executants are the owners- and in possessors of the said property which more fully mentioned in the schedule given below.

AND WHEREAS the owners have seized and possessed of a piece of land measuring 0.23(zero point two three) acres within Asansol Municipal Corporation then constructed a two storied building on the plot said deed and same has been assessed by AMC being Holding No. 1 & 2 Ward No. 09/84 at Ismile R.K Roy Road, Asansol more fully described in the schedule 'A' below.

AND WHEREAS the executants are lawful owners by virtue of such inheritance and has been owning & possessing the said property peacefully and uninterruptedly and the said property which is free from all encumbrances, charges, disputes and/or mortgages;

Contd ....P/4

Saha  
(Name)

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and manpower the Executors are unable to start the construction/development works on schedule property and has been in search a developer who can undertake the responsibility of construction and/or development work on the said property as more fully and particularly describe in the schedule herein below.

AND WHEREAS the executors being desirous to developing their property with specific demarcation and boundaries measuring area 0.23(zero point two three) acres,, on above noted plot, which is morefully mentioned in the schedule below and made a registered development agreement with developer/attorney being deed no. 6194 of 2020 registered before A.D.S.R. at Asansol, according to said agreement executors have decided to execute a Development Power of Attorney in favour of the Developer to complete the construction and for other purposes as may be necessary as per agreement.

NOW KNOW YET BY THESE PRESENTS that we the Executors herein do hereby appoint, engage, nominate and constitute MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD., (PAN AADCM6408N) being a company incorporated under the Indian Companies Act 1956, represented by one of its Managing Director, Mr. Hari Narayan Misra, (PAN AEZPM1426P) son of Late Gouri Shankar Misra, by faith Hindu, citizenship- Indian, by occupation Business, resident of 186/1, G.T. Road, Ushagram, Asansol, P.O Ushagarm, P.S. Asansol (South), Dist. Paschim

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Bardhaman, Pin 713303 having its registered office at 186/1, G. T. Road (East), Ushagram, P.O Ushagarm., P.S. Asansol (South), Dist- Paschim Bardhaman, Pin 713303. as our true and lawful attorney being the concerned Developer in terms of the understanding between the parties, and to do inter alia the following acts deeds and things as specified herein below and further for proper discharge of various duties as enumerated herein as our Constituted Attorney in our name on our behalf to act from time to time and at all time hereinafter to do the following acts, deeds things and matters :-

1. To take possession of the entire property as more fully and particularly described in the schedule below.
2. To prepare the building plan or plans submit the same and/or amendment thereof and/or revised the existing plan/plans before the appropriate authority for obtaining the approval/sanction for such further construction be approved by the said concerned municipal authority.
3. To sign the said building plan/plans and all other necessary application/applications and documents on our behalf.
4. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.
5. To enter upon take charge look after manage, hold, possess and occupy the said property which is more fully described in the schedule hereunder written by the said Attorney for the said purpose as agreed upon by the parties and to do all act deeds matters and things as the said attorney shall think fit and proper under the prevailing circumstances of the said project.

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2. To appoint and engage chartered engineer, architects, valuers, surveyors, overseers, Civil contractors, sub-contractors, engineers, legal advisors, manager, supervisor, darwans, chowkidars, masons, and other employees and staff for the development of the said schedule property and discharge or release or terminate all or any of them and also to pay their salaries, wages, remunerations, fees and other charges as our said attorney may think fit and proper.

6. To submit maps, drawings and designs modifications and amendments and/or revised building plan for the proposed building and receive completion certificate/occupancy certificate from the appropriate authority and/or necessary clearances from the appropriate government authorities fire brigade, health department if so necessary and other department for the purpose of development of the said schedule property and for construction of the said building consisting of several flats/units/apartments/car parking space etc and also for commercial use of the said property in terms of the Development Agreement as aforesaid and for the said purpose to make affirm verify and submit all necessary application petitions, maps, elevations documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said attorney shall think fit and proper.

3. To fit and settle the sale price of the respective flats/units/apartments/car parking space/land etc. invite offers make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective land/flats/units/apartment/shop/office/godown/

*Bahar  
(Adv)*

car parking space to the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said unit falling under the Developer allocation in terms of the understanding between the parties.

4. To receive collect and realize payments from the intending purchasers sale price of the respective units in terms of the agreement for sale to be entered into between the developer and the intending purchasers.
5. To appear before the concerned officer/s of the Government of West Bengal and other appropriate Government Authorities and/or department and to appear before any Registrar, Sub-Registrar of any deeds or documents after due execution thereof in connection with the land/flats/shop/office/units/apartments/car parking space so to be constructed in the said premises and also to sign execute and deliver all necessary documents/ agreements/ indenture/ conveyances/ sale/ lease/ exchange / rent/applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.
6. To appear and represent the executants before the appropriate police authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the said schedule property or portions thereof as may be from time to time necessary or required.
7. To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule property and/or the proposed new building to be erected in or upon the said schedule property as agreed upon between the parties either in the name of the executants or any other person or party as the said attorney/s shall think fit and proper.

*Sub  
(1987)*



8. To erect and/or construct new building and boundary walls in or upon the said schedule property as the said attorney/s shall from time to time think fit and proper for the said purpose and to do all acts deeds matters and things.
9. To sign and execute all documents, plans, specifications, affidavits, and all other papers as may be necessary to be submitted before any authority or authorities in connection with the said schedule property or in connection with the development thereof or for construction of building/apartments, flats, and other space/s shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoing on account thereof of relating to the said schedule property as may from time to time be necessary and required.
10. To negotiate for attending discussion and to obtain necessary permission and/or sanction from the various concerned departments constituted statutory and local bodies or authorities for developing the said scheduled property by raising the construction of the proposed building comprising of flats, apartments, shops, common areas and other spaces as the said attorney shall think fit and proper.
11. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the land, residential apartments, flats, shops, office, godown, common areas and other space with the intending purchaser/s as agreed upon between the parties of the building as per the plan to be sanctioned/approved by the concerned authority which would belong to the developer except executants share, as per understanding between the parties. Contd ...P/9

*Handwritten signature*

12. To receive collect and realize payments from the intending purchaser/s the sale prices of the land/flats, shops/office/parking/ apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the executants in terms of the Development/Agreement.
13. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from intending purchaser/s to be entered into a final payment against the deed of conveyance/s against the sale of the residential cum commercial apartments/ building/land/office/shop/parking etc to be constructed in or upon the said schedule property in term of the understanding between the parties and to give valid discharge. The money so receive by our constituted attorney under these presents will belong to developer and the executants of these presents shall have no claim whatsoever.
14. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as agreed upon between the parties the executants and the developer herein.
15. To take all effective steps immediately in the matter of dismantling the existing old and dilapidated structures and construction of multi storied building for residential and commercial purpose and raising on construction in the property mentioned in the schedule below.
16. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.

Contd .....P/10

*Saha*  
(AS)

17. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid we the executants herein give and grant unto our said attorney full power and authority from time to time to appoint one or more substitutes as pleasures and to appoint other or others in its or their place for all or any of the matters aforesaid upon such terms and conditions as our said attorney shall think proper and expedient generally concerning or relating to the schedule property and and/or development thereof and/or construction of the proposed new building and/or transfer and/or sale and/or assumption of the right in respect thereof as the said attorney shall think fit and proper.

AND GENERALLY to do and perform all and every such further and other lawful or reasonable acts and things touching and concerning the matters and schedule property aforesaid as fully and eventually to all intents and purposes as we the owners/ executants and/or severally might or could do as if we was personally present.

Be it specifically mentioned here that our said attorney shall entitled to apply or obtain any kind of loan/project loan by mortgaging our schedule mentioned property.

We hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever our said attorney to do or cause to be done by virtue of THESE PRESENTS AND we the Executants of these presents, are desirous of and it is hereby expressively and unequivocally provided that this instrument and power of attorney is subsisting till the completion is entirety of the said construction and/or development of the building in or upon the said schedule property comprising of residential apartment/s, flat/s, shop/s, /office/godown/common space/ land and other spaces and sales and/or disposal of the new building as agreed upon by and between the parties.

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(2/2)*

SCHEDULE PROPERTY

Within District of Burdwan, Police Station- Hirapur, Post. Office Asansol, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Holding No. of Ward No. 9/84 under Asansol Municipal Corporation, within Mouza- Ismile, J.L. No. 22, under R.S Khatian No. 94(Ninety four) & 356(Three hundred fifty six) corresponding to L.R Khatian No. 6364 to 6366 appertaining to:-

SL NO	R.S.PLOT	L.R.PLOT	AREA (in acres)
01.	524	871	0.01(zero point zero one)
02	524	883	0.016(zero point one six)
03	524	882	0.084(zero point zero eight four)
04	525	882	0.12(zero point one two)

total land measuring an area 0.23(zero point two three) acres with twenty years old two storied building Ground Floor building cover area 400(Four hundred) sft and First Floor cover area 300(Three hundred) sft total cover area 700(Seven hundred) sft

Contd .....P/12

*Bahar  
(Adv)*

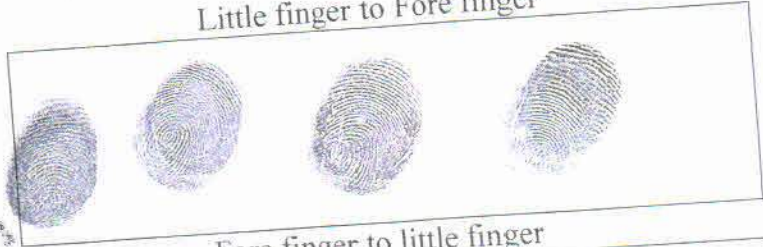
Photograph

Left Hand

Thumb



Little finger to Fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me:

*[Signature]*

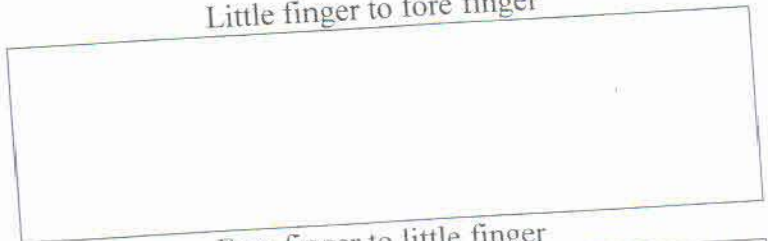
Photograph

Left Hand

Thumb

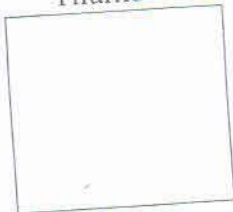


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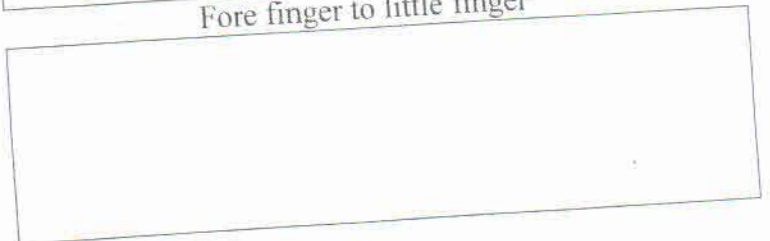


Right Hand

Thumb



Fore finger to little finger

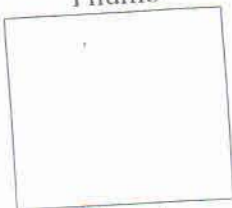


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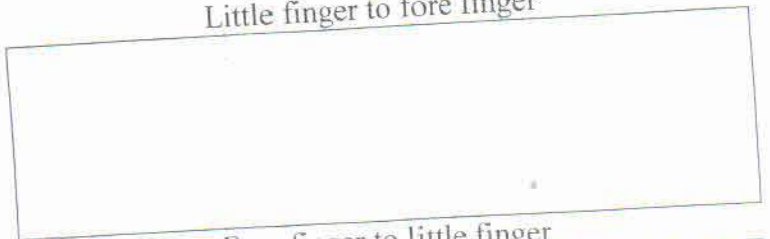
Photograph

Left Hand

Thumb

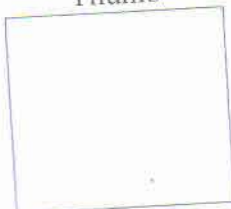


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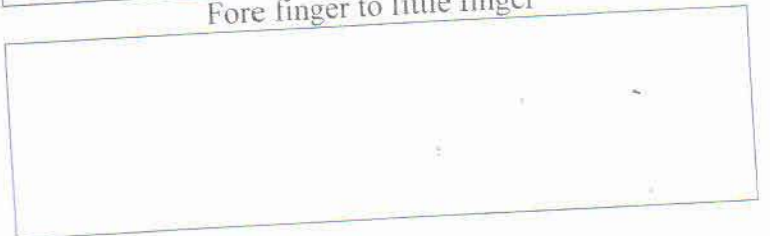


Right Hand

Thumb



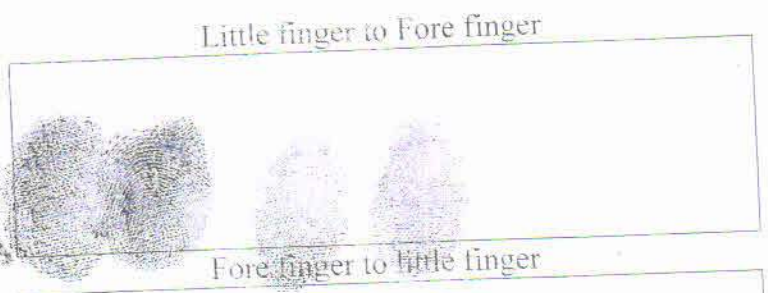
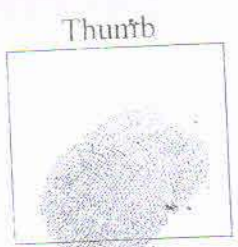
Fore finger to little finger



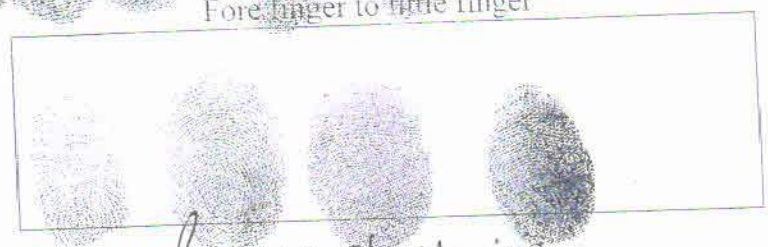
Finger prints attested by me:

Photograph

Left Hand



Right Hand

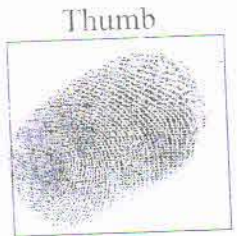


S Sanjoy Chatterjee

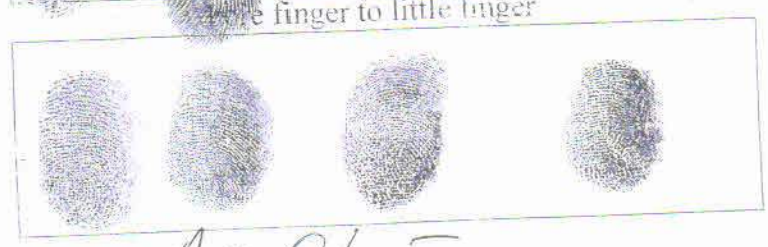
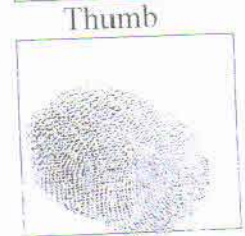
Finger prints attested by me: Sanjoy Chatterjee

Photograph

Left Hand



Right Hand

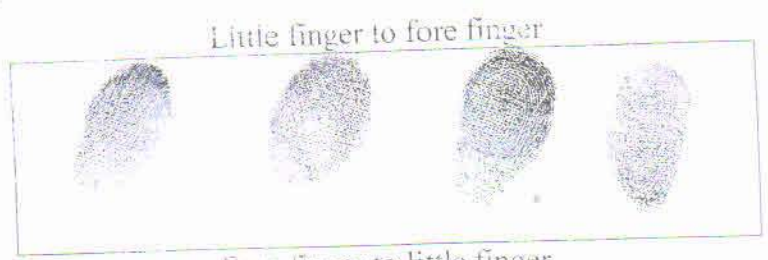
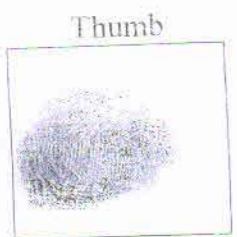


Ajay Chatterjee

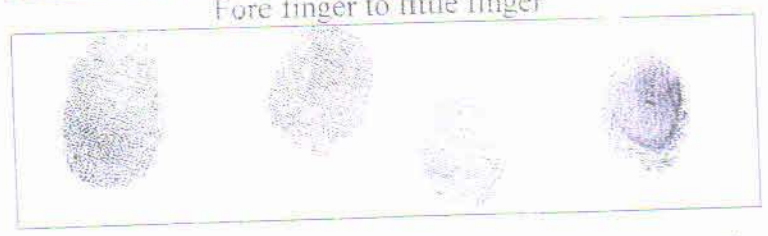
Finger Prints attested by me: Ajay Chatterjee

Photograph

Left Hand



Right Hand



Kalpana Chakraborty

Finger prints attested by me: Kalpana Chakraborty

IN WITNESS WHEREOF the above named parties put their signature on the day, month, and years above written.

WITNESSES:-

1. Kam Bar  
S/o Ashut Kumar Bar  
Ushagram  
Asansol

Sanjoy Chatterjee  
Ajay Chatterjee  
Kalpana Chakraborty  
Signatures of Executants

2.

Sudipto Chowdhury  
S/O Lt Swapan Chowdhury  
No. 3 Mohishola Colony  
Asansol - 73303.

Signatures of Attorney

Drafted and prepared by me

As per instruction of the parties

& typed in my office

Palas Saha  
Advocate, Asansol Court.

Enrolment No. WB/178/2002

Note:-A separate sheet containing  
the finger prints of the parties  
is attached herewith

PLAN SHOWING THE POSITION OF LAND WITH STRUCTURE, ON R. S.

NO - 524, 525, R. S. KHATIAN NO - 94, 356, L. R. PLOT NO - 871, 882, 883,

R. KHATIAN NO - 6364, 6365, 6366, P. S. HIRAPUR, MOUZA - ISMILE,

EXECUTOR - 1) AJAY CHATTERJEE, S/O LATE KALI NARAYAN CHATTERJEE.

2) SANJOY CHATTERJEE, S/O LATE KALI NARAYAN CHATTERJEE.

3) SMT. KALPANA CHAKRABORTY, D/O LATE KALI NARAYAN CHATTERJEE..

ATTORNEY - MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

TOTAL AREA OF LAND - 23 SATAK.

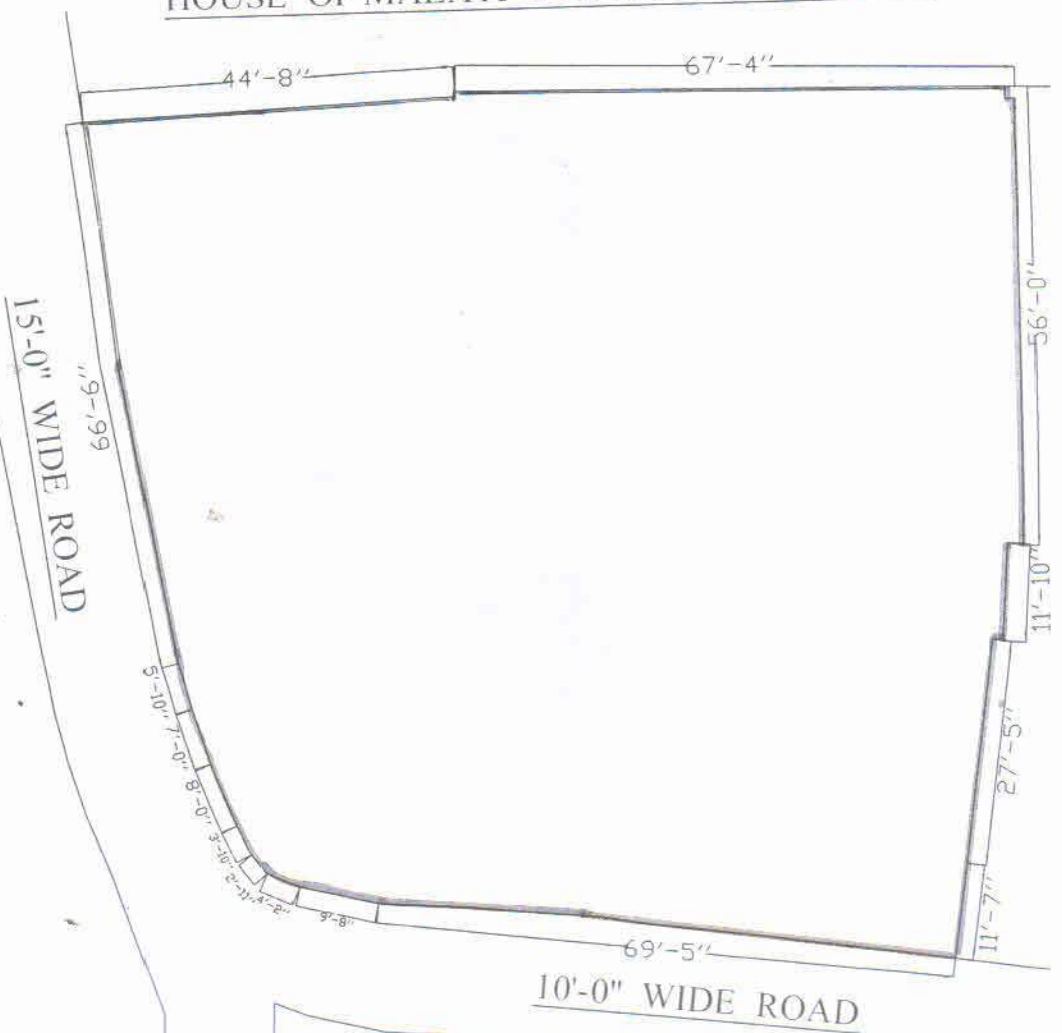
GROUND FLOOR CONSTRUCTED AREA - 400 SFT.

FIRST FLOOR CONSTRUCTED AREA - 300 SFT.



HOUSE OF MALATI GOSWAMI & OTHERS.

*Ajay Chatterjee*  
*Kalpana Chakraborty*  
*Sanjoy Chatterjee*



HOUSE OF SANJOY CHATTERJEE.

Drawn By  
*Debabrata Bandyopadhyay*  
**Debabrata Bandyopadhyay**  
A.M.C., Lic No. - 006 / LBPM

*Hamir Singh*











Government of West Bengal

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






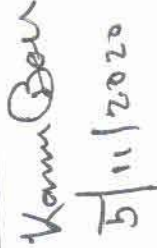
OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan


Signature / LTI Sheet of Query No/Year 02058001424954/2020

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
1	Mr AJAY CHATTERJEE 2 Pragati Granthagar Road Ismile, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Principal			<i>Ajay Chatterjee</i> 5/11/2020
2	Mr SANJOY CHATTERJEE 2 Pragati Granthagar Road Ismile, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Principal			<i>Sanjoy Chatterjee</i>
3	Mrs KALPANA CHAKRABORTY No. 2 Mohishila Colony Khudiram Park, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Principal			<i>Kalpana Chakraborty</i> 5.11.20.

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr HARI NARAYAN MISRA 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Representative of Attorney [MISRA-ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kanu Bose Son of Late Asit Bose 186 /1 G T Road East Ushagram, P.O:- Asansol, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713303	Mr AJAY CHATTERJEE, Mr SANJOY CHATTERJEE, Mrs KALPANA CHAKRABORTY, Mr HARI NARAYAN MISRA			 5/11/2020

  
(Hillol Ghosh)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ASANSOL  
Burdwan, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJOY CHATTERJEE  
KALI NARAYAN CHATTERJEE  
21/04/1961



Permanent Account Number

ANQPC1348A



*Sanjoy Chatterjee*  
Signature

*Sanjoy Chatterjee*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ASJPC5058M**





**नाम / Name**  
**AJAY CHATTERJEE**

**पिता का नाम / Father's Name**  
**KALI NARAYAN CHATTERJEE**

**जन्म की तारीख / Date of Birth**  
**05/01/1958**

*Ajay Chatterjee*  
**हस्ताक्षर / Signature**

*Ajay Chatterjee*



*In case this card is lost / found, kindly inform / return to :*  
**Income Tax PAN Services Unit, UTITSL**  
**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, यूटीएसएल**  
**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**

आयकर विभाग  
INCOME TAX DEPARTMENT  
KALPANA CHAKRABORTY

KALI NARAYAN CHATTERJEE

20/12/1951

Permanent Account Number

AUJPC8261C

*Kalpna Chakraborty*

Signature

भारत सरकार  
GOVT. OF INDIA



20032012

*Kalpna Chakraborty*

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफ़ायर चैम्बर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HARI NARAYAN MISRA

GOURI SHANKAR MISRA

04/10/1958

Permanent Account Number

AEZPM1426P

Signature



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

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ।  
आयकर पैन सेवा-यूनिट, UTIISL  
प्लॉट नं: 3, सेक्टर-11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400/614.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MISRA ASSOCIATES DEVELOPMENT  
CONSULTANTS PRIVATE LIMITED



07/07/1988

Permanent Account Number

AADCM6408N

02072011

## Major Information of the Deed

Deed No / Year	I-0205-06735/2020	Date of Registration	13/11/2020
Deed No / Year	0205-8001424954/2020	Office where deed is registered	
Deed Date	04/11/2020 5:11:05 PM	0205-8001424954/2020	
Applicant Name, Address & Other Details	P Saha Asansol, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9563383488, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,00,009/-	Rs. 1,30,31,092/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020506194/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: R. K. Roy Road, Mouza: Ismile, Pin Code : 713301

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-871	LR-6364	Bastu	Danga	0.003 Acre	1/-	1,63,637/-	Property is on Road , Project Name :
L2	LR-882	LR-6364	Bastu	Danga	0.068 Acre	1/-	37,09,094/-	Property is on Road , Project Name :
L3	LR-883	LR-6364	Bastu	Danga	0.005 Acre	1/-	2,72,728/-	Property is on Road , Project Name :
L4	LR-871	LR-6365	Bastu	Danga	0.004 Acre	1/-	2,18,182/-	Property is on Road , Project Name :
L5	LR-882	LR-6365	Bastu	Danga	0.068 Acre	1/-	37,09,094/-	Property is on Road , Project Name :
L6	LR-883	LR-6365	Bastu	Danga	0.006 Acre	1/-	3,27,273/-	Property is on Road , Project Name :
L7	LR-871	LR-6366	Bastu	Danga	0.003 Acre	1/-	1,63,637/-	Property is on Road , Project Name :
L8	LR-882	LR-6366	Bastu	Danga	0.068 Acre	1/-	37,09,094/-	Property is on Road , Project Name :



LR-6366	Bastu	Danga	0.005 Acre	1/-	2,72,725/- Property value Road, Project Name :
<b>TOTAL :</b>			<b>23Dec</b>	<b>9 /-</b>	<b>125,45,467 /-</b>
<b>Grand Total :</b>			<b>23Dec</b>	<b>9 /-</b>	<b>125,45,467 /-</b>

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	700 Sq Ft.	1,00,000/-	4,85,625/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>700 sq ft</b>	<b>1,00,000 /-</b>	<b>4,85,625 /-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr AJAY CHATTERJEE (Presentant )</b>            Son of Late Kali Narayan CHATTERJEE 2 Pragati Granthagar Road Ismile, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxx8M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence</p>
2	<p><b>Mr SANJOY CHATTERJEE</b>            Son of Late Kali Narayan CHATTERJEE 2 Pragati Granthagar Road Ismile, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx8A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence</p>
3	<p><b>Mrs KALPANA CHAKRABORTY</b>            Daughter of Late Kali Narayan CHATTERJEE No. 2 Mohishila Colony Khudiram Park, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx1C, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/11/2020            , Admitted by: Self, Date of Admission: 05/11/2020 ,Place : Pvt. Residence</p>

**Party Details :**

Name,Address,Photo,Finger print and Signature

**MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD**

186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr HARI NARAYAN MISRA</b> Son of Late Gouri Sankar MISRA 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6P,Aadhaar No Not Provided Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD (as MD)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kanu Bose</b> Son of Late Asit Bose 186 /1 G T Road East Ushagram, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713303			
Identifier Of Mr AJAY CHATTERJEE, Mr SANJOY CHATTERJEE, Mrs KALPANA CHAKRABORTY, Mr HARI NARAYAN MISRA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec

Mrs KALPANA CHAKRABORTY		MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec
<b>Transfer of property for L4</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.133333 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.133333 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.133333 Dec
<b>Transfer of property for L5</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
<b>Transfer of property for L6</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.2 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.2 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.2 Dec
<b>Transfer of property for L7</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.1 Dec
<b>Transfer of property for L8</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-2.26667 Dec
<b>Transfer of property for L9</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec
2	Mr SANJOY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec
3	Mrs KALPANA CHAKRABORTY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-0.166667 Dec
<b>Transfer of property for S1</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr AJAY CHATTERJEE	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD-233.33333300 Sq Ft

SANJOY  
CHATTERJEE

Mrs KALPANA  
CHAKRABORTY

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.  
Sq Ft

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.  
Sq Ft

## Land Details as per Land Record

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: R. K. Roy Road, Mouza: Ismile, Pin Code : 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 871, LR Khatian No:- 6364	Owner:অজয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 882, LR Khatian No:- 6364	Owner:অজয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.06800000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 883, LR Khatian No:- 6364	Owner:অজয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 871, LR Khatian No:- 6365	Owner:সঞ্জয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00400000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 882, LR Khatian No:- 6365	Owner:সঞ্জয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.06800000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 883, LR Khatian No:- 6365	Owner:সঞ্জয় চ্যাটার্জী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 871, LR Khatian No:- 6366	Owner:কল্পনা চক্রবর্তী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 882, LR Khatian No:- 6366	Owner:কল্পনা চক্রবর্তী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.06800000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 883, LR Khatian No:- 6366	Owner:কল্পনা চক্রবর্তী, Gurdian:কাল নারায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.00500000 Acre,	Owner Name not selected by applicant.

05-11-2020

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

Presented for registration at 19:00 hrs on 05-11-2020, at the Private residence by Mr AJAY CHATTERJEE , 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 1,30,31,092/-

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

Execution is admitted on 05/11/2020 by 1. Mr AJAY CHATTERJEE, Son of Late Kali Narayan CHATTERJEE, 2 Pragati Granthagar Road Ismile, P.O: ASANSOL, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 2. Mr SANJOY CHATTERJEE, Son of Late Kali Narayan CHATTERJEE, 2 Pragati Granthagar Road Ismile, P.O: ASANSOL, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 3. Mrs KALPANA CHAKRABORTY, Daughter of Late Kali Narayan CHATTERJEE, No. 2 Mohishila Colony Khudiram Park, P.O: USHAGRAM, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Identified by Mr Kanu Bose, , Son of Late Asit Bose, 186 /1 G T Road East Ushagram, P.O: Asansol, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 05-11-2020 by Mr HARI NARAYAN MISRA, MD, MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD, 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District-Burdwan, West Bengal, India, PIN - 713303

Identified by Mr Kanu Bose, , Son of Late Asit Bose, 186 /1 G T Road East Ushagram, P.O: Asansol, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others



Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL

Burdwan, West Bengal

On 13-11-2020

**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 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Stamp Duty**

that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

Stamp: Type: Impressed, Serial no 290, Amount: Rs.100/-, Date of Purchase: 05/11/2020, Vendor name: B Dawn

*Hillol Ghosh*

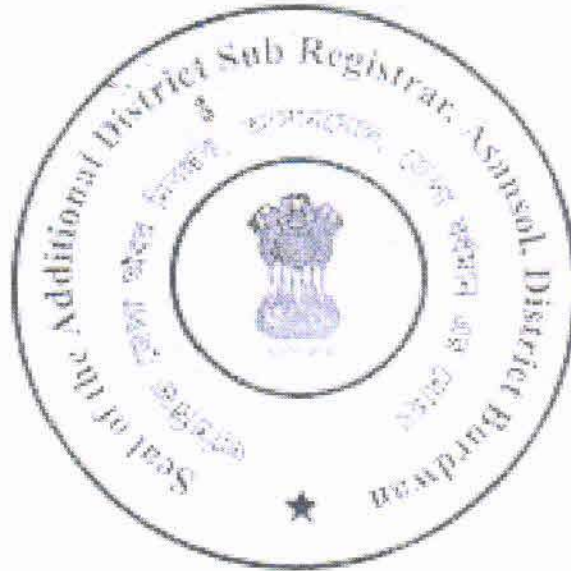
Hillol Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 154037 to 154068

being No 020506735 for the year 2020.



Digitally signed by HILLOL GHOSH  
Date: 2020.12.09 18:28:53 +05:30  
Reason: Digital Signing of Deed.

*Hillol Ghosh*

(Hillol Ghosh) 2020/12/09 06:28:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)