

4093

P-3986/2020



पश्चिम बंगाल WEST BENGAL

45AB 293027

15.09.20
13.09
bl

Notarized that the Deed is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A. S. R. Dargaper
Notary

QUERY NO/YEAR :- 8001070794/2020

15 SEP 2020

**DEVELOPMENT
POWER OF ATTORNEY**
AFTER REGD. DEVELOPMENT AGREEMENT
DEED NO. 020600371 FOR THE YEAR OF 2020

THIS DEVELOPMENT POWER OF ATTORNEY is made after Regd. Development Agreement on this the 15th day of September, 2020.

Handwritten signature



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

45AB 293028

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

- 1) MRS. INDIRA CHAKRABORTY (PAN.ACLPC8744Q) (AADHAAR-23289999850), wife of Late Debabrata Chakraborty, by religion, Hindu, by Occupation, Housewife, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District-Paschim Bardhaman , West Bengal, India.
- 2) MR. SUMAN CHAKRABORTY [PAN- AJQPC4171K] (AADHAAR-914569983178), son of Late Debabrata Chakraborty, by religion, Hindu, by Occupation, Professional, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District- Paschim Bardhaman, West Bengal, India.

Pr. Ady



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 293029

- 3) MR. SOVAN CHAKRABORTY [PAN- AGYPC4818L] (AADHAAR- 686636041621), son of Late Debabrata Chakraborty, by religion, Hindu, by Occupation, Service, resident of 122, Nabapalli, Benachity, Durgapur, Pin- 713213, District- Paschim Bardhaman, West Bengal, India.
- 4) MR. SUBRATA CHAKRABORTY [PAN- ADVPC7407P] (AADHAAR- 954247809223), son of Late Debendra Kumar Chakraborty, by religion, Hindu, by Occupation, Others, resident of Harashabardhan Road, A-Zone, Durgapur, Pin- 713204, District- Paschim Bardhaman, West Bengal, India.
- 5) MR. SATYABRATA CHAKRABORTY [PAN- ACDPC7301D] (AADHAAR- 328766442981), son of Late Debendra Kumar Chakraborty, by religion, Hindu, by Occupation, Others, resident of T-8/10F,2A/1 Martin Luther King Road, Salarpuria Gardenia, Bidhannagar, Durgapur- 713212, District- Paschim Bardhaman, West Bengal, India.

Handwritten signature/initials



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

45AB 293030

6) MRS. SYAMALI CHAKRABORTY [PAN- BCKPC2S52G] (AADHAAR- 224606489958), wife of Pinaki Bhusan Chakraborty, daughter of Late Debendra Kumar Chakraborty, by religion, Hindu, by Occupation, Housewife, resident of Radhanagar Road, Gouranga Sen Sarani, Hirapur, Asansol, Pin- 713325, District- Paschim Bardhaman, West Bengal, India.

Hereinafter jointly referred to and called as **"LANDOWNERS"**, do hereby state and declare as follows:-

WHEREAS we on 03/02/2020 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. 020600371 for the year of 2020, Book No.1, CD Volumes No.0206 - 2020,

Handwritten signature



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 293031

Pages from 14406 to 14454 with **GANAPATI BUILDERS AND DEVELOPERS [PAN-AAUFG0008]**, (A Partnership Firm) having its office at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman , W.B, India, Pin- 713213 represented by its one of the Partner **MR. INDRANIL KAR [PAN- BKVFK7445K]** (AADHAAR-316160909761), S/O- Mihir Baran Kar, by faith Hindu, by Occupation- Business, residing at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman, W.B, India, Pin- 713213, hereinafter refereed to and called as the **"DEVELOPER"**.

AND whereas We do hereby nominate, constitute and appoint, **GANAPATI BUILDERS AND DEVELOPERS [PAN-AAUFG0008]**, (A Partnership Firm) having its office at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman , W.B, India, Pin- 713213 represented by its one of the Partner **MR. INDRANIL KAR [PAN- BKVFK7445K]** (AADHAAR-316160909761), S/O-

*And
Ade*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

45AB 293032

Mihir Baran Kar, by faith Hindu, by Occupation- Business, residing at Nachan Road, P.O- Benachity, P.S- Durgapur, Dist- Paschim Bardhaman, W.B, India, Pin- 713213, as Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property as mentioned in the Schedule below:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said Development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on upon our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **GANAPATI BUILDERS AND DEVELOPERS [PAN-AAUFG0008]**.

[Handwritten signature]

4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we could have done for the completion of the said Development work.
5. To represent us before the A.D.S.R. Office Durgapur/D.S.R. Office PASCHIM BARDHAMAN to present and execute any Agreement for Sale/Sale Deed/Lease Deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartments/Parking Spaces etc of which will be constructed over and above our landed Property mentioned in the schedule below save and excepts those Flats /parking space or other Commercial space which are allotted in favour of **"Land Owners' allocation"** in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur, vide **Regd. Deed No. 020600371 for the year of 2020**, Book No.1, CD Volumes No.0206 - 2020, Pages from 14406 to 14454, dated 03/02/2020.
6. To accept and withdrawal on our behalf any compensation payable to us for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their Appointee.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw and received any documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To execute any Sale Agreement(s) with Intending customers or purchasers and negotiate and to receive any earnest money and / or advance amount or advances and also the balance of purchase money



and to give good and valid receipt and discharge for the same on our behalf.

11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developer.
12. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and Development of our schedule mentioned property.
13. If any legal proceedings are required to be taken in connection with the work of Development and construction or if any legal action is taken against us in connection with the said project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on our behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed Development & construction.
16. To sign any declarations as may be required under section 269 of the Income- tax Act, 1961 and application under section 230(A) of Income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our behalf or in which we may be in any way interested or to use and sign his/their names as our attorney shall think fit without any reference or recourse to us.
18. To appear for & represent us in all courts, civil, criminal or revenue, including Labour, tribunals, Original or Revision, or Appellate or in



any Registration office and to sign, execute, verify and file plaints, written Statements and petitions and also to represent appeals in any court and to accept services of all summonses notices and other processes of laws.

19. To sign, transfer any forms, documents and writing for transferring the property in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith,

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the Flats to the prospective buyers.

SCHEDULE

ABOVE REFERRED TO

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman Under Durgapur Municipal Corporation, Land measuring an area 4.5 Katha or more or less 7.5 Decimal, along with two storied 37 years old Cemented House, measuring Ground Floor Area 1086 Sq. Feet. and First Floor Area 500 Sq. Feet under **Mouza - Benachity**, J.L. No. 58, L.R. J.L No- 117, DMC Holding No- 122 under P.S.-Durgapur, **R.S. Plot No.463** corresponding to L.R. **Plot No.1773** under Khatian No. 58, L.R. **Khatians No. 2086** [Land Area 1 Decimal], 2115 [Land Area 0.25 Decimal], 2114 [Land Area 0.25 Decimal], 1994 [Land Area 2 Decimal], 2006 [Land Area 2 Decimal], & 2007 [Land Area 2 Decimal], respectively, Classification of land -Bastu and proposed use for Commercial Housing Complex, which is situated at Nabapalli Road, Benachity, Durgapur-713213.

Abdullah

Butted and bounded by:-

ON THE NORTH.-House of Sri Shibu Chatterjee

ON THE SOUTH.-20 Feet Wide Metal Road

ON THE EAST.- House of Smt. Anima Chakraborty

ON THE WEST.-20 Feet Wide Metal Road

It is hereby declared that the full names, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of,

WITNESSES.

Rahul Roy.
S/O Bimal Chandra Roy
House No. 9/5
Ambagan, Benachity
Durgapur.

Indira Chakraborty

Suman Chakraborty

Jovan Chakraborty

Suberata Chakraborty

Satyabrata Chakraborty

Syamali Chakraborty

Pinku Biswas Chakraborty
S/O. Dr. Jagdish Chandra Chakraborty
Dolphin Apt. R.N. Road,
Durgapur - 713325

Signature of Land Owners
Ganapati Builders & Developers

[Signature]
Partner

Signature of the Developer

[Signature]

Drafted and Typed at my office & I read over & Explained in
Mother languages to all parties to this deed and
all of them admit that the same has been correctly
written as per their instruction











Swapan Kumar Dutta:

Swapan Kumar Dutta

Advocate.

Durgapur Court

Enrolment No.WB/999/2009

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.











Indira Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

Suman Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

Suman Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

Colour Photo and Finger prints of both hands enclosed and attested by me.

Sukrata Chakraborty



Sukrata Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

Colour Photo and Finger prints of both hands enclosed and attested by me.

Satyabrata Chakraborty



Satyabrata Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

Colour Photo and Finger prints of both hands enclosed and attested by me.

Syamali Chakraborty



Syamali Chakraborty

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

Colour Photo and Finger prints of both hands enclosed and attested by me.

Sudip Kumar



भारत सरकार
Government of India



KAHLA ROY
Father: BIMAL CHANDRA ROY
DOB: 02/01/1984
Male



9795 4686 4881

आधार - आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India



Address:
95 AMBADAN ROAD, DURGAPUR 13, Durgapur (in
Girpi, Sonachity, Bardhaman, West Bengal, 713213

9795 4686 4881



Pratul Roy



ভারত সরকার
Unique Identification Authority of India
Government of India

আধারসংক্রান্ত আইডি / Enrollment No. : 1058/13604/16189

21/01/2014
To
INDIRA CHAKRABORTY
মিনরা চক্রবর্তী
NABAPALLI
NABAPALLI ROAD
BENACHITI
Durgapur (m Corp.)
Bengachity, Bardhaman
West Bengal - 713213
9375478224


KL719309232FT
71030923



আপনার আধার সংখ্যা / Your Aadhaar No. :

2328 9999 9850

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিনরা চক্রবর্তী
INDIRA CHAKRABORTY
পিতা : দেবান্দ্র চক্রবর্তী
Father : DEBANDRA HAKRABORTY

জন্ম তারিখ/DOB: 25/06/1957
লিঙ্গ / Female

2328 9999 9850



আধার - সাধারণ মানুষের অধিকার

Indira chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACLPC8744Q

नाम / Name
INDIRA CHAKRABORTY

पिता का नाम / Father's Name
HARALAL CHATTERJEE

जन्म तिथि / Date of Birth
25/06/1957

Indira Chakraborty
नाम / Name



Indira Chakraborty



ভারত সরকার
Government of India

মুদ্রিত ছবি
SUMAN CHAKRABORTY
পিতা : দেবপ্রসাদ চক্রবর্তী
Father : Debabrata Chakraborty

মুদ্রিত ID: 26/11/1974
পুরুষ / Male

9145 6998 3178

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: নাবাপল্লী, নাবাপল্লী রোড
বেনাচিটি, দুর্গাপুর (সি. কর্প.)
বেনাচিটি, বর্দমান, পশ্চিম বঙ্গ
713213

9145 6998 3178

Suman Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMAN CHAKRABORTY
DEBABRATA CHAKRABORTY
25/11/1974
Permanent Account Number
AJQPC4171K

Suman Chakraborty
Signature



Suman Chakraborty



ಭಾರತೀಯ ನಿಕಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India

Government of India

ನಿರೀಕ್ಷಿಸಿದ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No. : 2189/42226/52677

14/04/2017

To
Sovan Chakraborty
ಬೀರವ್ ಚಕ್ರವರ್ತಿ
S/O: Debabrata Chakraborty
#11 2nd floor
1st cross 1st A main
near yalamma temple
Vivekananda nagar srinivasa nagar
Bangalore South
Banashankari III Stage, Bangalore South, Bangalore,
Karnataka - 560085
8330595545



KA170138556FH

17013855



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6866 3604 1621

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರ

Government of India

ಬೀರವ್ ಚಕ್ರವರ್ತಿ
Sovan Chakraborty



ಜನ್ಮ ದಿನಾಂಕ / DOB: 10/02/1981

ಛೇದನ / Name

6866 3604 1621



ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Sovan Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA CHAKRABORTY

DEBENDRA KUMAR CHAKRABORTY

22/05/1959

Permanent Account Number
ADVPC7407P

Subrata Chakraborty
Signature



Subrata Chakraborty

স্বাধীনতা সঙ্গীত

Government of India



সুব্রতা চক্রবর্তী
SUBRATA CHAKRABORTY
পিতা : দেবেন্দ্র কুমার চক্রবর্তী
Father: DEBENDRA KUMAR CHAKRABORTY



জন্ম তারিখ/DOB: 22/05/1955
পুল / Male

9542 4780 9223

আধার - সাধারণ মানুষের অধিকার

Subrata Chakraborty

স্বাধীনতা সঙ্গীত

Unique Identification Authority of India

আধার

ঠিকানা, /, বর্ধমান জেলা
হর্ষাবর্ধন, দুর্গাপুর (ম কোর্প)
দুর্গাপুর স্টিল টাউন উয়েস্ট
কলকাতা, পশ্চিম বঙ্গ

Address: 3/24,
HARSHABARDHAN ROAD,
DURGAPUR-04, Durgapur
(M Corp.), Bardhaman,
Durgapur Steel Town West,
West Bengal, 713204

9542 4780 9223


1800 303 3947


help@uidai.gov.in


www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1528/20088/00037

To
Satyabrata Chakraborty
S/O Lt Debendra Kumar Chakraborty
T-8/10F 2A/1 MARTIN LUTHER KING ROAD
SALARPURJA GARDENIA 2A BIDHANNAGAR
Durgapur (m Corp.)
Bidhannagar
Bardhaman Bardhaman
West Bengal 713212
9479425257

10/01/2014
80246782



MD802467821FH



आपका आधार क्रमांक / Your Aadhaar No. :

3287 6644 2981

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Satyabrata Chakraborty
Father : Debendra Kumar Chakraborty
DOB : 05/04/1958
Male



3287 6644 2981

मेरा आधार, मेरी पहचान

Satyabrata Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYABRATA CHAKRABORTY

D K CHAKRABORTY

05/04/1958

Permanent Account Number

ACDPC7301D



Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UHISI,
प्लॉट नं: ३, सेक्टर ११, सी.डी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Satyabrata Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT
SYAMALI CHAKRABORTY
DEBENDRA KUMAR CHAKRABORTY

भारत सरकार
GOVT. OF INDIA

10/02/1962
Folkname Account Number
BCKPC2552G

Syamali Chakraborty
Signature



Syamali Chakraborty



भारत सरकार
GOVERNMENT OF INDIA



Syamali Chakraborty
DOB: 10/02/1962
Female / FEMALE



2246 0648 9958

-Aam Admi ka Adhikar

Syamali Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O, Pooja Bhawan Chakraborty, Flat-
g/1 Dolphin Apartment, Radhanagar
Road Bunder, Ganga Sati
Sarani, CHITTA, Assam (m Corp.),
Burdhanan,
West Bengal - 713325

2246 0648 9958

-Aam Admi ka Adhikar



Ganapati Builders & Developers

[Handwritten Signature]
Partner

[Handwritten Signature]



ভারত সরকার

भारत सरकार

Government of India

রপিবাহুতি আইডি / Enrolment No. : 1058/20045/33320

15/03/2014

To
INDRANIL KAR
ইন্দ্রানিল কার
ISHAN APARTMENT
NACHAN ROAD
NEAR T.M. INSTITUTION
BHIRINGI
Durgapur (m Corp.)
Benaschty, Bardhaman
West Bengal - 713213



KL785055655F T
78505566



আপনার অধার সংখ্যা / Your AAR No. :

3161 6090 9761

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ইন্দ্রানিল কার
INDRANIL KAR
পিতা : মিহির বারান কার
Father : MIHIR BARAN KAR

www.aar.gov.in
মতা / Male

3161 6090 9761



আধার - সাধারণ মানুষের অধিকার

Indranil Kar
19/05/19

Major Information of the Deed

Deed No :	I-0206-03986/2020	Date of Registration	15/09/2020
Query No / Year	0206-8001070794/2020	Office where deed is registered	
Query Date	04/09/2020 5:53:00 PM	0206-8001070794/2020	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434895401, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value:	Market Value		
Rs. 7/-	Rs. 2,11,21,565/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020600371/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity), Mouza: Benachity, Pin Code : 713213







Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1773	LR-2086	Other Commercial Usage	Vastu	1 Dec	1/-	25,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1773	LR-2115	Other Commercial Usage	Vastu	0.25 Dec	1/-	6,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1773	LR-2114	Other Commercial Usage	Vastu	0.25 Dec	1/-	6,25,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1773	LR-1994	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1773	LR-2006	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-1773	LR-2007	Other Commercial Usage	Vastu	2 Dec	1/-	50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			7.5Dec	6 /-	187,50,000 /-	
		Grand Total :			7.5Dec	6 /-	187,50,000 /-	


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	1586 Sq Ft.	1/-	23,71,565/-	Structure Type: Structure	
<p>Gr. Floor, Area of floor : 1086 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete</p>						
		Total :	1586 sq ft	1 /-	23,71,565 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Indira Chakraborty (Presentant) Wife of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office	 <small>15/09/2020</small>	 <small>LTI 15/09/2020</small>	 <small>15/09/2020</small>
122, Nabapally, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 23xxxxxxxx9850, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Suman Chakraborty Son of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office	 <small>15/09/2020</small>	 <small>LTI 15/09/2020</small>	 <small>15/09/2020</small>

122, Nabapalli, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AJxxxxxx1K, Aadhaar No: 91xxxxxxxx3178, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Sovan Chakraborty Son of Late Debabrata Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
		15/09/2020	LTI 15/09/2020	15/09/2020

122, Nabapalli, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx8L, Aadhaar No: 68xxxxxxxx1621, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Subrata Chakraborty Son of Late Debendra Kumar Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
		15/09/2020	LTI 15/09/2020	15/09/2020

Harshabardhan Road, A Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx7P, Aadhaar No: 95xxxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr Satyabrata Chakraborty Son of Late Debendra Kumar Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office			
		15/09/2020	LTI 15/09/2020	15/09/2020










T8/10F,2A/1, Martin Luther King Road, Salarpuria G, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx1D, Aadhaar No: 32xxxxxxxx2981, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020
 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Mrs Syamali Chakraborty Wife of Mr Pinaki Bhusan Chakraborty Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office	 <small>15/09/2020</small>	 <small>LTI 15/09/2020</small>	 <small>15/09/2020</small>
Radhanagar Road, Gouranga Sen Sarani, Hirapur, P.O:- Asansol, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BCxxxxxx2G, Aadhaar No: 22xxxxxxxx9958, Status :Individual, Executed by: Self, Date of Execution: 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganapati Builders And Developers Nachan Road, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr Indranil Kar Son of Mr Mihir Baran Kar Date of Execution - 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 , Place of Admission of Execution: Office </td> <td>  <small>Sep 15 2020 3:32PM</small> </td> <td>  <small>LTI 15/09/2020</small> </td> <td>  <small>15/09/2020</small> </td> </tr> </tbody> </table> <p>Nachan Road, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx5K, Aadhaar No: 31xxxxxxxx9761 Status : Representative, Representative of : Ganapati Builders And Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Indranil Kar Son of Mr Mihir Baran Kar Date of Execution - 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 , Place of Admission of Execution: Office	 <small>Sep 15 2020 3:32PM</small>	 <small>LTI 15/09/2020</small>	 <small>15/09/2020</small>
Name	Photo	Finger Print	Signature						
Mr Indranil Kar Son of Mr Mihir Baran Kar Date of Execution - 15/09/2020 , Admitted by: Self, Date of Admission: 15/09/2020 , Place of Admission of Execution: Office	 <small>Sep 15 2020 3:32PM</small>	 <small>LTI 15/09/2020</small>	 <small>15/09/2020</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL ROY Son of Mr BIMAL CHANDRA ROY 9/5, AMBAGAN ROAD, P.O:- DURGAPUR, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213	 <small>15/09/2020</small>	 <small>15/09/2020</small>	 <small>15/09/2020</small>
Identifier Of Mrs Indira Chakraborty, Mr Suman Chakraborty, Mr Sovan Chakraborty, Mr Subrata Chakraborty, Mr Satyabrata Chakraborty, Mrs Syamali Chakraborty, Mr Indranil Kar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
2	Mr Suman Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
3	Mr Sovan Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
4	Mr Subrata Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
5	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
6	Mrs Syamali Chakraborty	Ganapati Builders And Developers-0.0416667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sovan Chakraborty	Ganapati Builders And Developers-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Syamali Chakraborty	Ganapati Builders And Developers-2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Indira Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
2	Mr Suman Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
3	Mr Sovan Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
4	Mr Subrata Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
5	Mr Satyabrata Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft
6	Mrs Syamali Chakraborty	Ganapati Builders And Developers-264.33333333 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Benachity), Mouza: Benachity, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1773, LR Khatian No:- 2086	Owner:ইন্দিরা চক্রবর্তী, Gurdian:দেবরত্ন , Address:নিজ , Classification:বরু, Area:0.00450000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 1773, LR Khatian No:- 2115	Owner:সুমল চক্রবর্তী, Gurdian:দেবপ্রত , Address:নবপল্লী বেনাচিতি দুর্গাপুর , Classification:বাস্ত, Area:0.00450000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1773, LR Khatian No:- 2114	Owner:শোভন চক্রবর্তী, Gurdian:দেবপ্রত , Address:নবপল্লী বেনাচিতি দুর্গাপুর , Classification:বাস্ত, Area:0.00450000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1773, LR Khatian No:- 1994	Owner:সুরত চক্রবর্তী, Gurdian:দেবেন্দ্র কুমা চক্রবর্ত, Address:মিঞ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1773, LR Khatian No:- 2006	Owner:সত্যপ্রত চক্রবর্তী, Gurdian:দেবেন্দ্র কুমা, Address:মিঞ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1773, LR Khatian No:- 2007	Owner:শ্যামলী চক্রবর্তী, Gurdian:দেবেন্দ্র কুমা, Address:মিঞ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.

On 09-09-2020

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 2,11,21,565/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 15-09-2020

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.

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

Presented for registration at 13:22 hrs on 15-09-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs Indira Chakraborty , one of the Executants.

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

Execution is admitted on 15/09/2020 by 1. Mrs Indira Chakraborty, Wife of Late Debabrata Chakraborty, 122, Nabapally, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 2. Mr Suman Chakraborty, Son of Late Debabrata Chakraborty, 122, Nabapalli, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Professionals, 3. Mr Sovan Chakraborty, Son of Late Debabrata Chakraborty, 122, Nabapalli, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Service, 4. Mr Subrata Chakraborty, Son of Late Debendra Kumar Chakraborty, Harshabardhan Road, A Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Service, 5. Mr Satyabrata Chakraborty, Son of Late Debendra Kumar Chakraborty, T8/10F,2A/1, Martin Luther King Road, Salarpuria G, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 6. Mrs Syamali Chakraborty, Wife of Mr Pinaki Bhusan Chakraborty, Radhanagar Road, Gouranga Sen Sarani, Hirapur, P.O: Asansol, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife

Indetified by Mr RAHUL ROY, , , Son of Mr BIMAL CHANDRA ROY, 9/5, AMBAGAN ROAD, P.O: DURGAPUR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 15-09-2020 by Mr Indranil Kar, partner, Ganapati Builders And Developers, Nachan Road, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr RAHUL ROY, , , Son of Mr BIMAL CHANDRA ROY, 9/5, AMBAGAN ROAD, P.O: DURGAPUR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10904, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee
2. Stamp: Type: Impressed, Serial no 10905, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee
3. Stamp: Type: Impressed, Serial no 10906, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee
4. Stamp: Type: Impressed, Serial no 10907, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee
5. Stamp: Type: Impressed, Serial no 10908, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee
6. Stamp: Type: Impressed, Serial no 10909, Amount: Rs.10/-, Date of Purchase: 14/09/2020, Vendor name: Ram Prasad Banerjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 95301 to 95343
being No 020603986 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.09.16 15:00:26 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/09/16 03:00:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BKVPK7445K



नाम / Name
INDRANIL KAR

पिता का नाम / Father's Name
MIHIR BARAN KAR

जन्म की तिथि / Date of Birth
03/06/1986


हस्ताक्षर / Signature



Indranil Kar