

PSLNO-1381/25

I-2136/25



पश्चिम बंगाल WEST BENGAL

AV 049720

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

12 0 MAY 2025

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we, D
MUKHOPADHYAY @ DEVASISH
MUKHOPADHYAY [PAN. CLZPM4964P],
[AADHAAR NO. 872453918687], [D.O.B. :
22.11.1956] & [MOBILE NO. 8910719431],
son of Late Jnan Ranjan Mukherjee, by faith -

Contd.....2

321120

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME _____
ADD. _____
Rs. _____

18 JAN 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

18 JAN 2025

18 JAN 2025



ADDL. DIST. SUB-REGISTRAR
BISHNULIPUR, BANKURA

02 APR 2025

Hindu, by occupation - Retired Person, by nationality - Indian, residing at Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal, (2) **ANJAN MUKHERJEE [PAN. BGVPM5234N], [AADHAAR NO. 684094235230], [D.O.B. : 15.01.1962] & [MOBILE NO. 8509418251]**, son of Late Jnan Ranjan Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal & (3) **SUDIP MUKHERJEE [PAN. AVHPM9023H], [AADHAAR NO. 803199338748], [D.O.B. : 12.02.1965] & [MOBILE NO. 8509418251]**, son of Late Jnan Ranjan Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Raghunath Sayer, Barakalitala, Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal, hereinafter jointly called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and severally nominate, constitute and appoint **OM SAI CONSTRUCTION [PAN : AAHFO9577B], [DATE OF FORMATION/INCORPORATION : 22.03.2022]**, a Registered Partnership Firm, having its office address at Hatiara, Ghosh Dutta Para, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Managing Partner namely **SWAPAN MUKHERJEE [PAN : AEWPM8694J], [AADHAAR NO. 965062560347], [D.O.B. : 16.09.1964] & [MOBILE NO. 7980772329]**, son of Late Sudhin Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O. Aswini Nagar, P.S. Baguiati, Kolkata - 700159, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of a demarcated and with boundary vacant plot of Bastu land measuring **28.9256 (Twenty Eight Point Nine Two Five Six) Decimals be the same a little more or less equivalent to land measuring 17 (Seventeen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, comprised in R.S. Dag No. 253/557, L.R. Dag No. 253/557, under R.S. Khatian No. 400, **L.R. Khatian Nos. 3529, 3530**



Contd.....3



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ADOL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

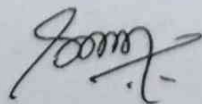
02 APR 2025

& 3531, lying and situated at **Mouza - Jamunabandh**, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, Sheet No. 2, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, in the District - Bankura, Pin - 722122, in the State of West Bengal, morefully described in the Schedule hereinafter written [**HEREINAFTER CALLED AS THE "SAID PROPERTY/SAID PREMISES"**].

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned us with the said **OM SAI CONSTRUCTION [PAN : AAHFO9577B], [DATE OF FORMATION/ INCORPORATION : 22.03.2022]**, a Registered Partnership Firm, having its office address at Hatiara, Ghosh Dutta Para, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal. The said Development Agreement was registered on ~~02.04.2025~~ in the office of the ~~A.D.S.R. Bishnupur~~, and recorded in Book No. I, being Deed No. ~~010301373~~ for the year 2025.

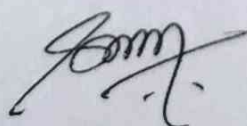
AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bishnupur Municipality, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of the building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage/shops of Developer's Allocation.



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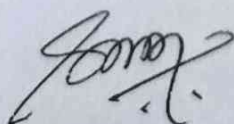
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of the said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, garage/shops/units within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding, Deed of Declaration/Deed of Rectification and/or Deed of Conveyance and/or any other instruments



Contd.....5

and documents in respect of sale of flats/s, shop/s, units in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in our names and on our behalf.

7. To receive the consideration money in cash or by cheque/draft or any other electrical mode, from the intending purchaser or purchasers for booking of flat/s, shops or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/units, within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the units in the said building relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said



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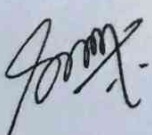
premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers within Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement and that by virtue of this Power of Attorney, our said attorney shall not acquire any right, title and interest above the schedule mentioned plot. This Power of Attorney will cease to act soon after the selling and handing over process of the plot of newly built building gets completed.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.



Contd.....7

THE SCHEDULE ABOVE REFERRED TO
[Description of Total Land]

ALL THAT piece and parcel of demarcated and with boundary Bastu land measuring :

<u>L.R. Dag</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Decimal]</u>
253/557	3529	Devasish Mukhopadhyay	Bastu	09.6418
253/557	3530	Anjan Mukherjee	Bastu	09.6419
253/557	3531	Sudip Mukherjee	Bastu	09.6419
				<u>28.9256</u>

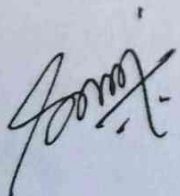
In total a demarcated plot of vacant Bastu land measuring 28.9256 (Twenty Eight Point Nine Two Five Six) Decimals be the same a little more or less equivalent to land measuring 17 (Seventeen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less, comprised in R.S. Dag No. 253/557, L.R. Dag No. 253/557, under R.S. Khatian No. 400, L.R. Khatian Nos. 3529, 3530 & 3531, lying and situated at Mouza - Jamunabandh, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, Sheet No. 2, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, in the District - Bankura, Pin - 722122, in the State of West Bengal. The said demarcated vacant plot of land is butted & bounded as follows :-

ON THE NORTH : Part of L.R. Dag No. 253/557.

ON THE SOUTH : Land of Deb Narayan Das Karmakar (L.R. Dag No. 253/557) & Others Land.

ON THE EAST : 10 ft. Wide Metal Road & L.R. Dag No. 253/557 (P).

ON THE WEST : 25 ft. Wide Metal Road.



Contd.....8

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...2nd day of ...April..., 2025 (Two Thousand Twenty Five) in presence of witnesses. _____

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur
in the presence of :

1. Gouram Banerjee

S/o - Tarak Chand Banerjee
Raghunath Sayer
Bishnupur, Barua.

2. Ishtiaq Ishtiaq
S/o - Md. Rafique
Dewan, Bishnupur,
Barua.

D. Mukhopadhyay
@ Devasish Mukhopadhyay

D Mukhopadhyay
(a) Devasish Mukhopadhyay

Anjan Mukherjee
Anjan Mukherjee

Drafted By :

Parash Narayan Swamishan
Adv.
F/1305/19/14/2011
Judge's Court, Barua.

For Pinaki Chattopadhyay & Associates

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

Sudip Mukherjee
Sudip Mukherjee

Landowners/Principals

Composed By :

Jayashree Mondal
Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700157.

Swapan Mukherjee
Om Sai Construction

Represented by its Managing Partner

Swapan Mukherjee

Developer/Attorney

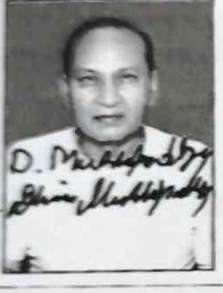
Contd.....9

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Smaran Mukherjee	L.H.					
	R.H.					

ATTESTED :- Smaran Mukherjee

 D. Mukherjee @ D. Mukherjee	L.H.					
	R.H.					

ATTESTED :- D. Mukherjee @ D. Mukherjee

 Arjan Mukherjee	L.H.					
	R.H.					

ATTESTED :- Arjan Mukherjee

 Sudip Mukherjee	L.H.					
	R.H.					

ATTESTED :- Sudip Mukherjee

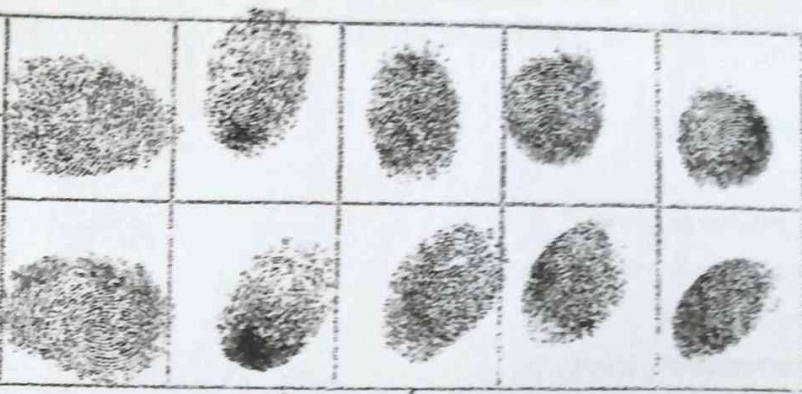
SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE LR ACT 1902
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

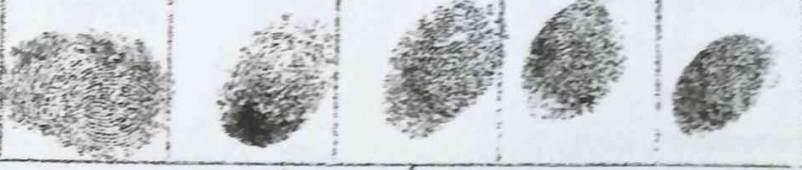


Devi Ram Baniya

L.H.



R.H.



ATTESTED :- *Devi Ram Baniya*

Identification

L.H.

R.H.

ATTESTED :-

L.H.

R.H.

ATTESTED :-

L.H.

R.H.

DATED THE DAY OF 2025

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

D Mukhopadhyay
(a) Devasish Mukhopadhyay
Anjan Mukherjee
Sudip Mukherjee
Landowners/Principals

Om Sai Construction
Developer/Attorney

Drafted By
Pinaki Chattopadhyay & Associates

Advocate
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830061809

Composed By
Jayashree Mondal
Teghoria Main Road
Kolkata - 700157

Major Information of the Deed

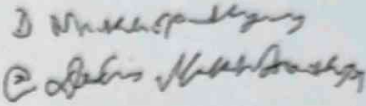
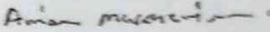
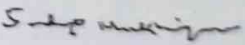
Deed No :	I-0103-02136/2025	Date of Registration	20/05/2025
Query No / Year	0103-8000892005/2025	Office where deed is registered	
Query Date	02/04/2025 1:15:42 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	PINA KI CHATTAPADHYAY SANGEETA APRT, TEGHORIA M, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 5]		
Set Forth value	Market Value		
	Rs. 1,01,31,769/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 42/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010301373/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, Pin Code : 722122

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-253/557	LR-3529	Commercial	Bastu	9.6418 Dec		33,77,233/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-253/557	LR-3530	Commercial	Bastu	9.6419 Dec		33,77,268/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-253/557	LR-3531	Commercial	Bastu	9.6419 Dec		33,77,268/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			28.9256Dec	0 /-	101,31,769 /-	
		Grand Total :			28.9256Dec	0 /-	101,31,769 /-	

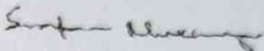
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr D MUKHOPADHYAY, (Alias: Mr DEVASISH MUKHOPADHYAY) Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: CLxxxxxx4P, Aadhaar No: 87xxxxxxxx8687, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				
2	Name Mr ANJAN MUKHERJEE Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: BGxxxxxx4N, Aadhaar No: 68xxxxxxxx5230, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				
3	Name Mr SUDIP MUKHERJEE Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
RAGHUNATH SAYER, BARAKALITALA, BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AVxxxxxx3H, Aadhaar No: 80xxxxxxxx8784, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				

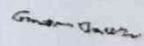
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM SAI CONSTRUCTION HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAXxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN MUKHERJEE (Presentant) Son of Late SUDHIN MUKHERJEE Date of Execution - 02/04/2025, , Admitted by: Self, Date of Admission: 02/04/2025, Place of Admission of Execution: Office		 Captured	
		Apr 2 2025 2:15PM	LTI 02/04/2025	02/04/2025
SWASTI APARTMENT (PUBALI), I/H-15A, ASWINI NAGAR, City:- Not Specified, P.O:- ASWINI NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AExxxxxx4J, Aadhaar No: 96xxxxxxxx0347 Status : Representative, Representative of : OM SAI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM BANERJEE Son of TARAKCHAND BANERJEE RGHUNATHSAYER BISHNUPUR, City:- Bishnupur, P.O:- BISHNUPUR, P.S:- Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122		 Captured	
02/04/2025	02/04/2025	02/04/2025	

Identifier Of Mr D MUKHOPADHYAY, Mr ANJAN MUKHERJEE, Mr SUDIP MUKHERJEE, Mr SWAPAN MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr D MUKHOPADHYAY	OM SAI CONSTRUCTION-9.6418 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ANJAN MUKHERJEE	OM SAI CONSTRUCTION-9.6419 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP MUKHERJEE	OM SAI CONSTRUCTION-9.6419 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253/557, LR Khatian No:- 3529	Owner: লবলীল মুখাৰ্জী, Gurdian: জলদেব , Address: বিষ্ণুপুৰ , Classification: বাহু, Area: 0.28000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 253/557, LR Khatian No:- 3530	Owner: জলদেব মুখাৰ্জী, Gurdian: জলদেব , Address: বড়কাপীতলা বিষ্ণুপুৰ , Classification: বাহু, Area: 0.26850000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 253/557, LR Khatian No:- 3531	Owner: মুখীল মুখাৰ্জী, Gurdian: জলদেব , Address: বড়কাপীতলা বিষ্ণুপুৰ , Classification: বাহু, Area: 0.27000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010302136 / 2025

On 02-04-2025

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 13:20 hrs on 02-04-2025, at the Office of the A.D.S.R. BISHNUPUR by Mr SWAPAN MUKHERJEE ..

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 1,01,31,769/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 02/04/2025 by 1. Mr D MUKHOPADHYAY, Alias Mr DEVASISH MUKHOPADHYAY, Son of Late JNAN RANJAN MUKHERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Retired Person, 2. Mr ANJAN MUKHERJEE, Son of Late JNAN RANJAN MUKHERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 3. Mr SUDIP MUKHERJEE, Son of Late JNAN RANJAN MUKHERJEE, RAGHUNATH SAYER, BARAKALITALA, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Mr GOUTAM BANERJEE, , Son of TARAKCHAND BANERJEE, RGHUNATHSAYER BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

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

Execution is admitted on 02-04-2025 by Mr SWAPAN MUKHERJEE, PARTNER, OM SAI CONSTRUCTION, HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr GOUTAM BANERJEE, , Son of TARAKCHAND BANERJEE, RGHUNATHSAYER BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2025 4:37PM with Govt. Ref. No: 192025260002204478 on 02-04-2025, Amount Rs: 42/-, Bank: SBI
EPay (SBlePay), Ref. No. 1162006463346 on 02-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 321120, Amount: Rs.100.00/-, Date of Purchase: 18/01/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2025 4:37PM with Govt. Ref. No: 192025260002204478 on 02-04-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 1162006463346 on 02-04-2025, Head of Account


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 20-05-2025

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.



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2025, Page from 117646 to 117664
being No 010302136 for the year 2025.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2025.05.22 19:22:16 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 22/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.