

श. 4463/25

I-4454/2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

11/6/25 8/1622484/25
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 751278

Certified that the Documents is
admitted to registration. The
endorsement sheets attached
with this document are the Part
at this document.

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

11 JUN 2025

Ref :- Query No. 8001622484/2025

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made this
the day of 10th June in the year 2025 by :-

ContdP/2

কসিক নং ৫৬৭ তারিখ ২৪.৪.২০
মূল্য ৫০ টাকার
ফ্রেজা ২৭ তারিখ ২৪.৪.২০
স্টাম্প ডেভার শ্রী বিদ্যুৎ দী এ. ডি. এস. আর অফিস
আসানসোল লাইসেন্স নং ২/৮৯ ৪/২০/২৪ তারিখ ২৪.৪.২০
আসানসোল ট্রেজারী হইতে খরিদ।



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

11 JUN 2025

-:2:-

(1) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, (2) MR. AVISHEK ACHARYYA (PAN-CLYPA7676K) S/o Mr. Nani Acharyya, (3) MRS. BIJAYA ACHARYYA (PAN-AGRPA2833J) wife of Mr. Nani Acharyya, all by faith Hindu, by occupation-Business, resident of 1 No. Mohishila Colony, Purbapara, Post Office- Ushagram, Police Station- Asansol (South), Chowki & Addl. Dist. Sub. Registry Office at Asansol, Dist- Paschim Bardhaman. Pin 713303. herein after referred to as the EXECUTORS.

WHEREAS the Executors herein being desirous of constructing a multi storied building at the premises mentioned in schedule below.

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and manpower the Executor is unable to start the construction/development works at the said premises and has been in search of a developer who can undertake the responsibility of construction and/or development work at the said premises as more fully and particularly describe in the schedule herein below at its own arrangement and expenses.

AND WHEREAS in view of the above, we the Executor herein have agreed to hand over the schedule mentioned property to

"MAA TARA ENTERPRISE" (PAN- ACDFM6877A) a Partnership firm having it's registered office at : No.1 Mohishila Colony, Simultala, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 represented by its Partners :-

Contd.....P/3



(1) MRS. BIJAYA ACHARYYA (PAN- AGRPA2833J) wife of Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(2) MRS. TANIYA ACHARYYA (PAN-CEOPG2705L) wife of Mr. Avishek Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(3) MR. AVISHEK ACHARYYA (PAN-CLYPA7676K) S/o Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(4) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303

Contd.....P/4



Nani Acharyya

for the purpose of development of our said property and in pursuant to the agreement made between executors and developer vide Deed No. 4441 for the year 2025 in Book No. I, duly registered before the Addl. Dist. Sub. Registrar, Asansol, according to said agreement We have decided to execute a Power of Attorney in favour of the Developer to complete the construction and for other purposes as may be necessary.

AND WHEREAS as agreed upon by the parties we the Executor herein considered it necessary to appoint the said "MAA TARA ENTERPRISE" (PAN-ACDFM6877A) a Partnership firm having it's registered office at : No.1 Mohishila Colony, Simultala, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 represented by its Partners :-

(1) MRS. BIJAYA ACHARYYA (PAN- AGRPA2833J) wife of Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(2) MRS. TANIYA ACHARYYA (PAN-CEOPG2705L) wife of Mr. Avishek Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

Contd.....P/5



-:5:-

(3) MR. AVISHEK ACHARYYA (PAN-CLYP7676K) S/o Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(4) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 represented by their above name partners being the concerned Developer as aforesaid in terms of the understanding mentioned in the said development agreement.

AND WHEREAS We the Executors herein do hereby are desirous of appointing the Attorney named hereunder for the purpose hereinafter stated.

NOW KNOW YET BY THESE PRESENTS that we the Executors herein do

hereby appoint, engage, nominate and constitute "MAA TARA

ENTERPRISE" (PAN- ACDFM6877A) a Partnership firm having it's

registered office at : No.1 Mohishila Colony, Simultala, P.O.- Ushagram,

P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at

Asansol, Dist-Paschim Bardhaman, Pin No. 713303. represented by its

Partner (1) MRS. BIJAYA ACHARYYA (PAN- AGRPA2833J) wife of Mr.

Nani Acharyya, by faith Hindu, by occupation business, residents of No.1

Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub

Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim

Bardhaman, Pin No. 713303,



-:6:-

(2) MRS. TANIYA ACHARYYA (PAN-CEOPG2705L) wife of Mr. Avishek Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(3) MR. AVISHEK ACHARYYA (PAN-CLYPA7676K) S/o Mr. Nani Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303,

(4) MR. NANI ACHARYYA (PAN- ACUPA0638C) son of Late Surendra Nath Acharyya, by faith Hindu, by occupation business, residents of No.1 Mohishila Colony, Purba Para, P.O.- Ushagram, P.S.- Asansol (South), Sub Division & Addl. Dist. Sub – Registry office at Asansol, Dist-Paschim Bardhaman, Pin No. 713303 as our true and lawful attorney represented by its above name partner being the concerned Developer as aforesaid in terms of the understanding between the parties to Act on our behalf in the development and construction work at the premises more fully and particularly described in the schedule below and to develop a multi storied storied building subject however to construct further if the necessary sanctioned building plan may be obtained by a developer concern and also to sale flats and other space and units proposed to be constructed thereon and

Contd.....P/7



-:7:-

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 my 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 either severally or jointly:-

1. To take possession of the entire premises 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.

Contd.....P/8



-:8:-

5. To enter upon take charge look after manage, hold, possess and occupy the said property/land 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.
6. 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.
7. 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

Contd.....P/9



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.

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

9. 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.

10. 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 flats/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/ gift/ exchange / rent/applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.



-:10:-

11. 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.
12. To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule plot of land and/or the proposed new building to be erected in or upon the said schedule plot of land 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.
13. To erect and/or construct new building and boundary walls in or upon the said schedule plot of land 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.
14. To sign and execute all documents, from 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 plot of land 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 plot of land as may from time to time be necessary and required.

Contd.....P/11



-:11:-

15. 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 plot of land 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.
16. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the residential apartments, flats, shops, office, godown, common areas and other space with the intending purchaser/s as agreed upon between the parties excepting the OWNER ALLOCATION of the building as per the plan to be sanctioned/approved by the concerned authority which would belong to the executant, as per understanding between the parties.
17. To receive collect and realize payments from the intending purchaser/s the sale prices of the flats, shops apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the executant in terms of the Development/Agreement.

Contd.....P/12



-:12:-

18. 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 apartments/ building to be constructed in or upon the said schedule plot of land in term of the understanding between the parties and to give valid discharge thereof in respect of DEVELOPER ALLOCATION. The money so receive by our constituted attorney under these presents will belong to them and the executant of these presents shall have no claim whatsoever.
19. 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 executant and the developer herein.
20. 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 raising on construction in the property mentioned in the schedule below.
21. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.

Contd.....P/13



-:13:-

22. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid we the owners/executant 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 said schedule plot of land 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 plot of land aforesaid as fully and eventually to all intents and purposes as we the owners/ executant and/or severally might or could do as if we was personally present.

Be it specifically mentioned here that our said attorney shall not be entitled to apply or obtain any kind of loan/project loan by mortgaging our schedule mentioned land /property.

Contd.....P/14



-:14:-

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 Executant of these presents, are desirous of and it is hereby expressly 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 plot of land comprising of residential apartment/s, flat/s, shop/s, /office/godown/common space and other spaces and sales and/or disposal of the DEVELOPER ALLOCATION in the new building as agreed upon by and between the parties, this power of attorney is always revocable.

SCHEDULE OF THE PROPERTY

Item No. I

Within District of Paschim Bardhaman, Police Station- Asansol(South), Post. Office Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Ward No. 86(New), Holding No. 30(39), within Mouza- Asansol, J.L .No. 35, appertaining Govt. L.O.P.No.600 (P), C.S. Plot No. 267 (P) corresponding to

R.S Plot No.	L.R Plot No.	L.R Kh No.	Area (in deci)	Classification
1559	1764	6512	5(Five)	Bastu
1559	1764	6513	2(Two)	Bastu
1559	1764	6514	2(Two)	Bastu

Total area 9(Nine) decimals.

Contd.....P/15



-:15:-

Item No. II

Within District of Paschim Bardhaman, Police Station- Asansol(South), Post. Office Ushagram, Chowki & Addl. Dist. Sub. Registry Office- Asansol, within Mouza- Mohishila, J.L .No. 37, appertaining Govt. L.O.P.No.600 (P), C.S. Plot No. 13 (P) corresponding to R.S & L.R Plot No. 13/3462(Thirteen bata three thousand four hundred sixty two), Under L.R Khatian No. 6511(Six thousand five hundred eleven), area of land 1(One Cottahs 6(Six) Chataks, Classification Bastu, total area of land 7(Seven) Cottah 6(Six) Chattak At No. 1 Mohishila Colony Road.

butted and bounded by :-

On the North L.O.P. 599

On the South L.O.P. 603

On the East L.O.P. 601

On the West 30' ft wide Mohishila Colony Road.

Contd.....P/16



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

WITNESSES:-

1. Sudheeta Chowdhury-
S/o2+ Swapn Choudhury
No.3 Mahishila Colony
Asansol-713303

Nani Acharyya.

Avishek Acharyya.

Bijaya Acharyya.

Signatures of Executant

2. Surajit Chatterabaty
S/o Panchkari Chatterabaty
1 No. Mahishila colony
Asansol-713303

MAA TARA ENTERPRISE

Bijaya Acharyya

Tariya Acharyya,
Partner

MAA TARA ENTERPRISE

Avishek Acharyya.

Nani Acharyya.
Partner

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

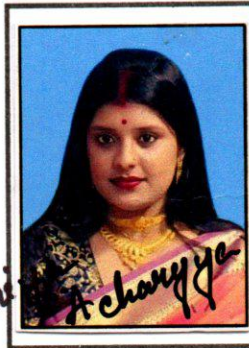
Note:-A separate sheet containing
the finger prints of the parties
is attached herewith

Bijaya Acharyya



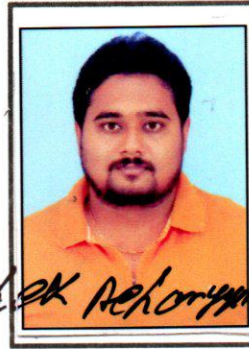
Bijaya Acharyya		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Tanuja Acharyya



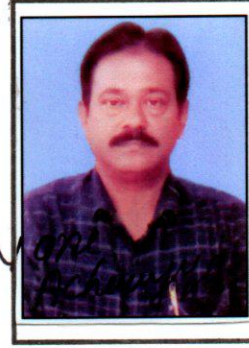
Tanuja Acharyya		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Avinish Acharyya



Avinish Acharyya		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Nani Acharyya



Nani Acharyya		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Sudeepa Chowdhury
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Kate Swapan Chowdhury
3. OCCUPATION (পেশা) Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 3 No. Mohishila Colony
VILLAGE / TOWN (গ্রাম) Ushagram
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713303
DISTRICT (জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) UNCLER

6. AADHAR NO. 3796 5874 6783

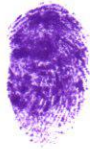
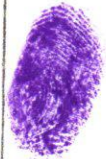
PAN

EPIC NO.

আমি (শনাক্তকারী) Sudeepa Chowdhury অত্র দলিলের (Query No.)
বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Sudeepa Chowdhury
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260104624788

GRN Details

GRN:	192025260104624788	Payment Mode:	SBI Epay
GRN Date:	11/06/2025 15:07:31	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8188429535013	BRN Date:	11/06/2025 15:07:58
Gateway Ref ID:	135094400264	Method:	State Bank of India UPI
GRIPS Payment ID:	110620252010462477	Payment Init. Date:	11/06/2025 15:07:31
Payment Status:	Successful	Payment Ref. No:	8001622484/3/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr PALAS SAHA
Address:	ASANSOL
Mobile:	9563383488
Period From (dd/mm/yyyy):	11/06/2025
Period To (dd/mm/yyyy):	11/06/2025
Payment Ref ID:	8001622484/3/2025
Dept Ref ID/DRN:	8001622484/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001622484/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.

Major Information of the Deed

Deed No :	I-2305-04454/2025	Date of Registration	11/06/2025
Query No / Year	2305-8001622484/2025	Office where deed is registered	
Query Date	11/06/2025 2:09:32 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PALAS SAHA ASANSOL COURT,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9563383488, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3,00,001/-		Rs. 61,36,361/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230504441/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

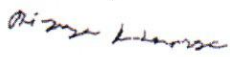
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303

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-1764	LR-6512	Bastu	Bastu	5 Dec	1/-	28,63,635/-	Width of Approach Road: 30 Ft., , Project Name :
L2	LR-1764	LR-6513	Bastu	Bastu	2 Dec	1,00,000/-	9,81,818/-	Width of Approach Road: 2 Ft., , Project Name :
L3	LR-1764	LR-6514	Bastu	Bastu	2 Dec	1,00,000/-	11,45,454/-	Width of Approach Road: 30 Ft., , Project Name :
TOTAL :					9Dec	2,00,001 /-	49,90,907 /-	

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Mohishila, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-13/3462	LR-6511	Bastu	Bastu	2 Dec	1,00,000/-	11,45,454/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :					11Dec	3,00,001 /-	61,36,361 /-	

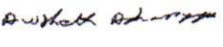
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANI ACHARYYA Son of Late SURENDRA NATH ACHARYYA Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx8C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office				
2	Name Mr AVISHEK ACHARYYA (Presentant) Son of Mr NANI ACHARYYA Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: CLxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office				
3	Name Mrs BIJAYA ACHARYYA Wife of Mr NANI ACHARYYA Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office	Photo  11/06/2025	Finger Print  Captured LTI 11/06/2025	Signature  11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/06/2025 , Admitted by: Self, Date of Admission: 11/06/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ENTERPRISE NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ACxxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs BIJAYA ACHARYYA Wife of Mr NANI ACHARYYA Date of Execution - 11/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office	 Jun 11 2025 2:58PM	 Captured LTI 11/06/2025	 11/06/2025
	NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3J,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mrs TANIYA ACHARYYA Wife of Mr AVISHEK ACHARYYA Date of Execution - 11/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office	 Jun 11 2025 3:00PM	 Captured LTI 11/06/2025	 11/06/2025
	NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx5L,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Mr AVISHEK ACHARYYA Son of Mr NANI ACHARYYA Date of Execution - 11/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office	 Jun 11 2025 2:57PM	 Captured LTI 11/06/2025	 11/06/2025
	NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx6K,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)			

Name	Photo	Finger Print	Signature
Mr NANI ACHARYYA Son of Late SURENDRA NATH ACHARYYA Date of Execution - 11/06/2025, , Admitted by: Self, Date of Admission: 11/06/2025, Place of Admission of Execution: Office	 Jun 11 2025 2:55PM	 Captured LTI 11/06/2025	 11/06/2025
NO 1 MOHISHILA COLONY PURBA PARA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8C,Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDEEPTA CHOWDHURY Son of Late SWAPAN CHOWDHURY 3 NO MOHISHILA COLONY ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303	 11/06/2025	 Captured 11/06/2025	 11/06/2025
Identifier Of Mr NANI ACHARYYA, Mr AVISHEK ACHARYYA, Mrs BIJAYA ACHARYYA, Mrs BIJAYA ACHARYYA, Mrs TANIYA ACHARYYA, Mr AVISHEK ACHARYYA, Mr NANI ACHARYYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-1.66667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr NANI ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
2	Mr AVISHEK ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec
3	Mrs BIJAYA ACHARYYA	MAA TARA ENTERPRISE-0.666667 Dec

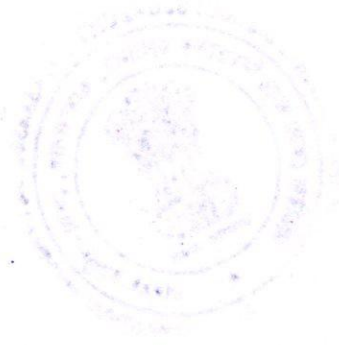
Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1764, LR Khatian No:- 6512	Owner:বিজয়া আচার্য্য , Gurdian:ননী আচার্য্য, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1764, LR Khatian No:- 6513	Owner:অভিষেক আচার্য্য , Gurdian:ননী আচার্য্য, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1764, LR Khatian No:- 6514	Owner:ননী আচার্য্য , Gurdian:সুৰেন্দ্র নাথ আচার্য্য, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone :
(Road Width (20-30) -- Road Width (20-30)) , Mouza: Mohishila, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L4	LR Plot No:- 13/3462, LR Khatian No:- 6511	Owner:অভিষেক আচার্য্য, Gurdian:ননী , Address:১নং মহিশীলা কলোনি , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230504454 / 2025

On 11-06-2025

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.

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

Presented for registration at 14:49 hrs on 11-06-2025, at the Office of the A.D.S.R. ASANSOL by Mr AVISHEK ACHARYYA , 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 61,36,361/-

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

Execution is admitted on 11/06/2025 by 1. Mr NANI ACHARYYA, Son of Late SURENDRA NATH ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Mr AVISHEK ACHARYYA, Son of Mr NANI ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Mrs BIJAYA ACHARYYA, Wife of Mr NANI ACHARYYA, NO 1 MOHISHILA COLONY PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, 3 NO MOHISHILA COLONY ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, 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 11-06-2025 by Mrs BIJAYA ACHARYYA, PARTNER, MAA TARA ENTERPRISE, NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, 3 NO MOHISHILA COLONY ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mrs TANIYA ACHARYYA, PARTNER, MAA TARA ENTERPRISE, NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, 3 NO MOHISHILA COLONY ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mr AVISHEK ACHARYYA, PARTNER, MAA TARA ENTERPRISE, NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, 3 NO MOHISHILA COLONY ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 11-06-2025 by Mr NANI ACHARYYA, PARTNER, MAA TARA ENTERPRISE, NO 1 MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr SUDEEPTA CHOWDHURY, , Son of Late SWAPAN CHOWDHURY, 3 NO MOHISHILA COLONY ASANSOL, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/06/2025 3:07PM with Govt. Ref. No: 192025260104624788 on 11-06-2025, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 8188429535013 on 11-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 567, Amount: Rs.50.00/-, Date of Purchase: 24/04/2025, Vendor name: B DAWN
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2025 3:07PM with Govt. Ref. No: 192025260104624788 on 11-06-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 8188429535013 on 11-06-2025, Head of Account



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2305-2025, Page from 107152 to 107180
being No 230504454 for the year 2025.**



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.06.19 16:18:18 +05:30
Reason: Digital Signing of Deed.

**(Manoj Kumar Mandal) 19/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.**