

7558

B-7466/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AH 424678

6.40 PM
28.08.23
S. Sen Gupta
Adv
19/35213/20



Certified that the Document is Admitted to Register on the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.E. Dargagan
Burdwan

01 AUG 2023

DEVELOPMENT POWER OF ATTORNEY

SI No. 3225 Date 28/7/23
Sold to Subhendu Mukherjee 804
Address Durgapur
Value of Stamp 50
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from
Durgapur

21 JUL 2023

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17

Subhendu Mukherjee



1572

Subhendu Mukherjee



1573

Sathana Mukherjee



1574

Krishnendu Mukherjee



1575

Diphi Mukherjee



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

28 JUL 2023

~~KNOW ALL MEN~~ by these presents that we,

1. **MR. SUBHENDU MUKHERJEE** (PAN: CSCPM1730K) (Aadhaar No. 4070 1137 7604), son of Kalldas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: -Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
2. **MS. SADHANA MUKHERJEE** (PAN: HLBPM0001A) (Aadhaar No. 2191 5508 5864), wife of Kalidas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
3. **MR. KRISHNENDU MUKHERJEE** (PAN: CTSPM3625E) (Aadhaar No. 2926 9799 1716), son of Durgadas Mukherjee, of Nadiha, Durgapur, P.O.: -Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
4. **MS. DIPTI MUKHERJEE** (PAN: CTSPM3616B) (Aadhaar No. 749462342764), wife of Durgadas Mukherjee, of Nadiha, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218, by faith: Hindu, by occupation: Others, Citizen of India,
5. **MR. KAMAL MUKHERJEE** (PAN: ADSPM6031G) (Aadhaar No. 807124677483), son of Mr Basudeb Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: -Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, by faith: Hindu, by occupation: Others, Citizen of India,

S. Sen Gupta
Adv

S. Sen Gupta
Adv.

6. **MR. INDRIL MUKHERJEE** (PAN: CYEPM2053D) (Aadhaar No. 227846402280), son of Kamal Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District: - Paschim Bardhaman, West Bengal, India, PIN: - 713201, by faith: Hindu, by occupation: Others, Citizen of India,
7. **MS. SHASHWATI MUKHERJEE** (PAN: BFQPM8982P) (Aadhaar No. 828442182010), wife of Bishnu Baran Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District: - Paschim Bardhaman, West Bengal, India, PIN: - 713201, by faith: Hindu, by occupation: Others, Citizen of India,
8. **MR. INDRANIL MUKHERJEE** (PAN: AFRPM5710K) (Aadhaar No. 8072 9240 1394), son of Nilratan Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District: - Paschim Bardhaman, West Bengal, India, PIN: - 713201, by faith: Hindu, by occupation: Others, Citizen of India, and
9. **MS. SUBHRA MUKHERJEE** (PAN: CGMPM6106K) (Aadhaar No. 6366 6007 9441), wife of Indranil Mukherjee, of Station Road, Durgapur Bazar, Durgapur, P.O.: - Durgapur, P.S.: - Coke Oven, District: - Paschim Bardhaman, West Bengal, India, PIN: - 713201, by faith: Hindu, by occupation: Others, Citizen of India,

do hereby state and declare as follows:

WHEREAS the Scheduled Land (i.e. the land described in the schedule below) is our property and we, upon became owners of the

same, are holding and possessing the same as the sole and absolute owners and possessors of the same;

AND WHEREAS we have entered into a Development Agreement for development, promotion, construction and erection of multi-storied building(s) on the Scheduled Land with **M/S MAA KALI DEVELOPERS** (PAN: ABTFM0983G), a partnership firm within the meaning of law, having its office at Santiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman (West Bengal), PIN-713201, consisting of two partners, namely, **(1) MR. SURJA SEKHAR BANERJEE** (PAN: AQWPB7272R) (Aadhaar No.: 6169 8379 5858), son of Late Sunil Banerjee, by faith Hindu, by occupation Business, by nationality Indian, resident of Santiban Park, Sanjib Sarani, P.O. Durgapur, P.S. Coke-Oven, Dist. Paschim Bardhaman (West Bengal), PIN-713201, and **(2) MR. MAHADEV CHAKRABORTY** (PAN: AHPPC7982B) (Aadhaar No.: 4936 2560 3858), son of Mr. Ajoy Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, resident of Vill. Bandra, P.O. Gopalpur, Durgapur, P.S. Kanksa, Dist. Paschim Bardhaman (West Bengal), PIN-713212, represented by any of its partners, and the said Development Agreement has duly been registered as Deed No. I-....230607351..... for the year 2023 with the ADSR, Durgapur;

AND WHEREAS we wanted to nominate, constitute and appoint the said Partnership Firm as our lawful attorney to do and perform all such acts, deeds and things for and on our behalf as may be necessary for execution of the development project;

S. Sen Gupta
Adv

AND WHEREAS the Developer, M/s Maa Kali Developers, accepted such proposal made by us and, as such, this Development Power of Attorney is being executed and granted in favour of the Developer;

NOW, THEREFORE, we hereby nominate, constitute and appoint the said **M/S MAA KALI DEVELOPERS** (PAN: ABTFM0983G), a Partnership Firm within the meaning of law, having its office at Santiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman (West Bengal), PIN-713201, consisting of two Partners, namely, **(1) MR. SURJA SEKHAR BANERJEE** (PAN: AQWPB7272R) (Aadhaar No.: 6169 8379 5858), son of Late Sunil Banerjee, by faith Hindu, by occupation Business, by nationality Indian, resident of Santiban Park, Sanjib Sarani, P.O. Durgapur, P.S. Coke-Oven, Dist. Paschim Bardhaman (West Bengal), PIN-713201, and **(2) MR. MAHADEV CHAKRABORTY** (PAN: AHPPC7982B) (Aadhaar No.: 4936 2560 3858), son of Mr. Ajoy Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, resident of Vill. Bandra, P.O. Gopalpur, Durgapur, P.S. Kanksa, Dist. Paschim Bardhaman (West Bengal), PIN-713212, represented by either of the partners, as our lawful attorney to do and perform all acts, deeds and things for and on our behalf, including the following acts, deeds and things:

1. To manage and supervise development, promotion, erection and construction of the multi-storied building(s) to be developed, promoted, erected, constructed and raised on the Scheduled Land at the cost of the Developer in terms of the aforesaid Development Agreement (i.e. Development Agreement registered as Deed No. I-.....230607 35 1..... for the year 2023 with the ADSR, Durgapur.

S. San Gupta
Adv

2. (i) To represent us before the concerned Registrar for registering the Sale Deeds/Lease Deeds or otherwise Deeds or documents meant to transfer any right, title or interest in any Flat/Apartment/Parking Space in the said multi-storied building(s), (ii) to sign and execute all such Deeds and documents in respect of the Developer's Areas/Allocation, (iii) to present all such Deeds and documents for registration before the concerned Registrar, (iv) to admit the signature and execution of all such Deeds and documents, and (v) to do and perform all other acts, deeds and things as may be necessary for execution and completion of registration of all such Deeds and documents, provided that such Deeds and documents are not pertaining to any Flat/Apartment/Parking Space allocated to us under the aforesaid Development Agreement:

Provided that nothing herein shall entitle the Developer to sale, lease out or otherwise transfer or to sign or execute any Sale Deed, Lease Deed or otherwise Deed or document in respect of the Land Owners' Allocation in the project.

3. To invite and accept bookings from the prospective buyers and to collect, accept and appropriate the booking moneys, advances and consideration moneys, in part or in full, in respect of the Flats/Garages/Parking Spaces/Other Spaces and Units in the said multi-storied building(s), not being the Flats/Apartments/Parking Spaces/Other Spaces and Units allocated to us under the aforesaid Development Agreement.

AND WE DO HEREBY AGREE that we shall ratify all the acts, deeds and things done by our said attorney by exercising the power given under these presents.

IT IS HEREBY DECLARED that, by virtue of this Power of Attorney, our said attorney shall not own any right, title or interest over and above the Scheduled Land.

IT IS HEREBY FURTHER DECLARED that this Power of Attorney is irrevocable in nature.

SCHEDULE

(Description of the land to be developed)

In District: Paschim Bardhaman, Sub-Division: Durgapur, Local Body: Durgapur Municipal Corporation, Police Station: Coke-Oven, Mouza: Nadiha, J.L. No. 92, at PIN: 713218, all the vacant land mentioned in the table below:

Sl. No.	Plot Number	Khatian Number	Proposed Use	ROR Use	Area of Land	Name of Owner
1	LR-3334 (RS-603 & 604)	LR-2630	Vastu	Baid	9 decimal	Sadhana Mukherjee & Subhendu Mukherjee
2	LR-3334 (RS-604)	LR-1630	Vastu	Baid	3 decimal	Krishnendu Mukherjee
3	LR-3334 (RS-604)	LR-5612	Vastu	Baid	2.25 decimal	Kamal Mukherjee
4	LR-3334 (RS-604)	LR-5666	Vastu	Baid	3.75 decimal	Indril Mukherjee

No. Number Number Use Use Land Owner

S. Sen Gupta
Adv

5	LR-3334 (RS-604)	LR-5667	Vastu	Bald	3 decimal	Shashwati Mukherjee
6	LR-3334 (RS-604)	LR-5606	Vastu	Bald	3 decimal	Indranil Mukherjee
7	LR-3334 (RS-604)	LR-5608	Vastu	Bald	3 decimal	Indranil Mukherjee
8	LR-3334 (RS-604)	LR-5672	Vastu	Bald	3 decimal	Subhra Mukherjee
9	LR-3334 (RS-604)	LR-5657	Vastu	Bald	6 decimal	Dipti Mukherjee
					Total	36 decimal

S. Sen Gogoi
Adv

The aforesaid land is butted and bounded—
 in the North (or thereabouts): by land of Sukanta Paul & Others,
 in the South (or thereabouts): by 76' wide Shyampur More to
 Amlajora Road via Nadiha (Road
 Zone: Shyampur More - Shibtala),
 in the East (or thereabouts): by land of Damu Babu, and
 in the West (or thereabouts): by an existing building.

IN WITNESS WHEREOF, the parties hereto set and subscribe their
 respective hands hereunto on this²⁸th..... day
 of the month of^{July}....., 2023.

Subhendu Mukherjee
 (SUBHENDU MUKHERJEE)

Sadhana Mukherjee

(SADHANA MUKHERJEE)

Krishnendu Mukherjee
(KRISHNENDU MUKHERJEE)

Dipti Mukherjee
(DIPTI MUKHERJEE)

Kamal Mukherjee
(KAMAL MUKHERJEE)

Indril Mukherjee
(INDRIL MUKHERJEE)

Shashwati Mukherjee
(SHASHWATI MUKHERJEE)

Indranil Mukherjee
(INDRANIL MUKHERJEE)

Subhra Mukherjee
(SUBHRA MUKHERJEE)

ACCEPTED BY:

For Maa Kali Developers

Surja Sekhar Banerjee
Partner

(SURJA SEKHAR BANERJEE)

For Maa Kali Developers

Mahadev Chakraborty
Partner

(MAHADEV CHAKRABORTY)

WITNESSES:

1. Tapan Kumar Adhikari
S/o. S.P. Adhikari
Bidyasagar Abasan,
Sagunbong Durgam-7/321/
P.S. Chakravarti Dist. Paschim
Bardhaman.

Page 10 of 11



S. Sri Gupta
4/10

2. Soumitra Sengupta
School Para,
Durgapur - 713201,

Drafted by:

Soumitra Sengupta

(Soumitra Sengupta)

Advocate, High Court at Calcutta

(Enrolment No. F/1049/1970/2011)

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Subhendu Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Subhendu Mukherjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sakhana Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Sakhana Mukherjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Krishendu Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Krishendu Mukherjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Dipti Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Dipti Mukherjee

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Kamal Mukherjee

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Anindil Mukherjee

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Shashwati Mukherjee

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Indranil Mukherjee

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

Left					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					
					Sulphora



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Sulphora Mustojee.

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Surja Sekhar
Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Surja Sekhar Banerjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Mahadev Chakraborty

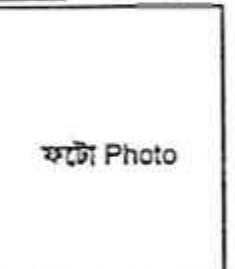
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature Mahadev Chakraborty

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature _____

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Tapan Kumar Adhikari
2. FATHER/ HUSBAND NAME. (পিতা/ স্বামীর নাম) : S. P. Adhikari
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম): Bidyogagan Abasan, Sagarbanga
POST OFFICE (পোস্ট অফিস) : Surgapur
POLICE STATION (থানা) : Capeover PIN : 713211
DISTRICT (জেলা) : Paschim Bardhaman STATE (রাজ্য) : W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO _____
PAN _____
EPIC NO : ARZ 2449122

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Tapan Kumar Adhikari as identifier identifying the executants of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Tapan Kumar Adhikari

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)











Government of West Bengal

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







OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068001935819/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBHENDU MUKHERJEE Nadiha, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218	Principal	 Subhendu Mukherjee	 15/7/23	Subhendu Mukherjee 28/7/23
2	Ms SADHANA MUKHERJEE NADIHA, City - Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218	Principal	 Sadhana Mukherjee	 15/7/23	Sadhana Mukherjee 28/7/23
3	Mr KRISHNENDU MUKHERJEE NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218	Principal	 Krishnendu Mukherjee	 15/7/23	Krishnendu Mukherjee 28/7/23





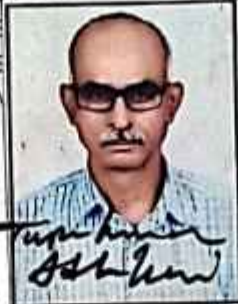

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ms DIPTI MUKHERJEE NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218	Principal	 15/7/23 Dipti Mukherjee		Dipti Mukherjee 27/07/23
5	Mr KAMAL MUKHERJEE Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal	 15/7/23 Kamal		Kamal Mukherjee 25/07/23
6	Mr Indril Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal.	 15/7/23 Indril Mukherjee		Indril Mukherjee 28/07/23

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Ms Shashwati Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal	 <i>Shashwati Mukherjee</i>	 1579	<i>Shashwati Mukherjee</i> 23/7/2023
8	Mr Indranil Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal	 <i>Indranil Mukherjee</i>	 1579	<i>Indranil Mukherjee</i> 28/7/23
9	Ms Subhra Mukherjee Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal	 <i>Subhra Mukherjee</i>	 1580	<i>Subhra Mukherjee</i> 24.7.23.

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Surja Sekhar Banerjee Santiban Parkl Sanjib Sarani, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Representative of Attorney [Maa Kali Developers]	 SURJA SEKHA BANERJEE		Surja Sekhar Banerjee 28/07/23
11	Mr Mahadev Chakraborty Villi Bandra, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [Maa Kali Developers]	 Mahadev Chakraborty		Mahadev Chakraborty 28/07/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TAPAN KUMAR ADHIKARI Son of S P ADHIKARI BIDYASAGAR ABASAN, City:- Durgapur, P.O:- DURGAPUR, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713211	Mr SUBHENDU MUKHERJEE Ms SADHANA MUKHERJEE KRISHNENDU MUKHERJEE DIPTI MUKHERJEE, Mr KAM MUKHERJEE, Mr Indril Mukherjee, Ms Shashwati Mukherjee, Mr Indranil Mukherjee, Ms Subhra Mukherjee, Mr Surja Sekhar Banerjee, Mr Mahadev Chakraborty	 Tapan Kumar Adhikari		Tapan Kumar Adhikari 28/7/2023

(Santanu Pal)

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


Paschim Bardhaman, West
Bengal

Major Information of the Deed

Deed No :	I-2306-07466/2023	Date of Registration	01/08/2023
Query No / Year	2306-8001935819/2023	Office where deed is registered	
Query Date	28/07/2023 5:37:42 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SOUMITRA SENGUPTA CALCUTTA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7001470760, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,84,72,850/-		
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]- 230607351/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More -- Shibtala) , Mouza: Nadiha, Pin Code : 713218

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-3334 (RS :-)	LR-2630	Vastu	Baid	9 Dec		46,18,213/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L2	LR-3334 (RS :-)	LR-1630	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L3	LR-3334 (RS :-)	LR-5612	Vastu	Baid	2.25 Dec		11,54,553/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L4	LR-3334 (RS :-)	LR-5666	Vastu	Baid	3.75 Dec		19,24,255/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L5	LR-3334 (RS :-)	LR-5667	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L7	LR-3334 (RS :-)	LR-5606	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
L8	LR-3334 (RS :-)	LR-5608	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,



B	LR-3334 (RS :-)	LR-5672	Vastu	Baid	3 Dec		15,39,404/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road.
L10	LR-3334 (RS :-)	LR-5657	Vastu	Baid	6 Dec		30,78,809/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road.
		TOTAL :			36Dec	0 /-	184,72,850 /-	
		Grand Total :			36Dec	0 /-	184,72,850 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SUBHENDU MUKHERJEE (Presentant) Son of KALIDAS MUKHERJEE Nadiha, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CSxxxxxx0K, Aadhaar No: 40xxxxxxxx7604, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
2	<p>Ms SADHANA MUKHERJEE Wife of KALIDAS MUKHERJEE NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: HLxxxxxx1A, Aadhaar No: 21xxxxxxxx5864, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
3	<p>Mr KRISHNENDU MUKHERJEE Son of DURGADAS MUKHERJEE NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CTxxxxxx5E, Aadhaar No: 29xxxxxxxx1716, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
4	<p>Ms DIPTI MUKHERJEE Wife of DURGADAS MUKHERJEE NADIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx6B, Aadhaar No: 74xxxxxxxx2764, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>

5	<p>Mr KAMAL MUKHERJEE Son of Mr BASUDEB MUKHERJEE Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1G, Aadhaar No: 80xxxxxxxx7483, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
6	<p>Mr Indril Mukherjee Son of Kamal Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cyxxxxxx3d, Aadhaar No: 22xxxxxxxx2280, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
7	<p>Ms Shashwati Mukherjee Wife of Bishnu Baran Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx2P, Aadhaar No: 82xxxxxxxx2010, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
8	<p>Mr Indranil Mukherjee Son of Nilratan Mukherjee Station Road, Durgapur Bazar, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx0k, Aadhaar No: 80xxxxxxxx1394, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>
9	<p>Ms Subhra Mukherjee Wife of Indranil Mukherjee Station Road, Durgapur Bazar, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cgxxxxxx6k, Aadhaar No: 63xxxxxxxx9441, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Maa Kali Developers Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: abxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Surja Sekhar Banerjee Son of Late Sunil Banerjee Santiban Parkl Sanjib Sarani, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx2r, Aadhaar No: 61xxxxxxxx5858 Status : Representative, Representative of : Maa Kali Developers (as partner)
2	Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Vill Bandra, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx2b, Aadhaar No: 49xxxxxxxx3858 Status : Representative, Representative of : Maa Kali Developers (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAN KUMAR ADHIKARI Son of S P ADHIKARI BIDYASAGAR ABASAN, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211			
Identifier Of Mr SUBHENDU MUKHERJEE, Ms SADHANA MUKHERJEE, Mr KRISHNENDU MUKHERJEE, Ms DIPTI MUKHERJEE, Mr KAMAL MUKHERJEE, Mr Indril Mukherjee, Ms Shashwati Mukherjee, Mr Indranil Mukherjee, Ms Subhra Mukherjee, Mr Surja Sekhar Banerjee, Mr Mahadev Chakraborty			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHENDU MUKHERJEE	Maa Kali Developers-3 Dec
2	Ms SADHANA MUKHERJEE	Maa Kali Developers-6 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Ms DIPTI MUKHERJEE	Maa Kali Developers-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNENDU MUKHERJEE	Maa Kali Developers-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr KAMAL MUKHERJEE	Maa Kali Developers-2.25 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Indril Mukherjee	Maa Kali Developers-3.75 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Ms Shashwati Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mukherjee	Maa Kali Developers-3 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Ms Subhra Mukherjee	Maa Kali Developers-3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More -- Shibtala) , Mouza: Nadiha, Pin Code : 713218

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3334, LR Khatian No:- 2630		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3334, LR Khatian No:- 1630		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3334, LR Khatian No:- 5612	Owner: সুনন্দা বন্দোপাধ্যায় , Gurdian: বাসুদেব , Address: নিজ , Classification: বাইদ, Area: 0.01040000 Acre,	Seller is not the recorded Owner as per Applicant.



L4	LR Plot No:- 3334, LR Khatian No:- 5666	Owner:ইন্ড্রিল মুখার্জী , Gurdian:কমল মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03750000 Acre,	Mr Indril Mukherjee
L5	LR Plot No:- 3334, LR Khatian No:- 5667	Owner:শাহতী মুখার্জী , Gurdian:বিকু বরন মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Ms Shashwati Mukherjee
L7	LR Plot No:- 3334, LR Khatian No:- 5606	Owner:অরুনা মুখার্জী , Gurdian:নীলরতন , Address:নিজ , Classification:বাইদ, Area:0.01280000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3334, LR Khatian No:- 5608	Owner:ইন্দ্রানী ঘোষ , Gurdian:নীলরতন , Address:নিজ , Classification:বাইদ, Area:0.01330000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3334, LR Khatian No:- 5672	Owner:সুভা মুখার্জী, Gurdian:ইন্দ্রনীল মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Ms Subhra Mukherjee
L10	LR Plot No:- 3334, LR Khatian No:- 5657	Owner:দীপ্তি মুখার্জী , Gurdian:দুর্গাদাস মুখার্জী, Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Ms DIPTI MUKHERJEE



On 28-07-2023

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

Presented for registration at 18:40 hrs on 28-07-2023, at the Private residence by Mr SUBHENDU MUKHERJEE, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,84,72,850/-

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

Execution is admitted on 28/07/2023 by 1. Mr SUBHENDU MUKHERJEE, Son of KALIDAS MUKHERJEE, Nadiha, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others; 2. Ms SADHANA MUKHERJEE, Wife of KALIDAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others; 3. Mr KRISHNENDU MUKHERJEE, Son of DURGADAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession Others; 4. Ms DIPTI MUKHERJEE, Wife of DURGADAS MUKHERJEE, NADIHA, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713218, by caste Hindu, by Profession House wife; 5. Mr KAMAL MUKHERJEE, Son of Mr BASUDEB MUKHERJEE, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others; 6. Mr Indril Mukherjee, Son of Kamal Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others; 7. Ms Shashwati Mukherjee, Wife of Bishnu Baran Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others; 8. Mr Indranil Mukherjee, Son of Nilratan Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others; 9. Ms Subhra Mukherjee, Wife of Indranil Mukherjee, Station Road, Durgapur Bazar, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others

Indetified by Mr TAPAN KUMAR ADHIKARI, , Son of S P ADHIKARI, BIDYASAGAR ABASAN, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

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

Execution is admitted on 28-07-2023 by Mr Surja Sekhar Banerjee, partner, Maa Kali Developers, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr TAPAN KUMAR ADHIKARI, , Son of S P ADHIKARI, BIDYASAGAR ABASAN, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Execution is admitted on 28-07-2023 by Mr Mahadev Chakraborty, partner, Maa Kali Developers, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr TAPAN KUMAR ADHIKARI, , Son of S P ADHIKARI, BIDYASAGAR ABASAN, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 01-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

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

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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3225, Amount: Rs.50.00/-, Date of Purchase: 28/07/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

