

52-8169/24

P. 8183/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 918639

2-30
 4/24
 B-8002645914/24



Certified that the documents to
 admitted to Registration and the
 endorsement sheets and the signature
 sheet/s attached with this documents
 are the part of this documents.



Asst. Dist. Sub-Registrar
 Panskura

04 OCT 2024

DEVELOPMENT POWER OF ATTORNEY

after registered Development Agreement

THIS DEVELOPMENT POWER OF ATTORNEY is made
 at Panskura on this **4th** day of October, 2024

IN BETWEEN

(1) DR SUSIL KUMAR MAITI (PAN- ADSPM4626K) (Aadhaar: 3992 7030 3918)

S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation-MEDICAL PRACTITIONER, residing at VILLAGE & P.O. BALIDANGRI P.S. PANSKURA, DISTRICT: PUREA MEDINIPORE, **PIN- 721139,**

(2) DR ASIM KUMAR MAITI (PAN- ADRPM7571N) (Aadhaar: 6475 4028 6616)

S/O LATE PASHUPATI MAITI, by faith HINDU, by Nationality Indian, by Occupation-MEDICAL PRACTITIONER, residing at B.T. COLLEGE ROAD, SPANDAN LANE, P.O. RABINDRANAGAR, P.S. KOTIYALI, DISTRICT: PASCHIM MEDINIPORE, **PIN- 721101,**

(3) SRI SUPRABHAT MAITI (PAN- ATLPM9884E) (Aadhaar: 5563 5010 8408)

S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation- SERVICE, residing at VILLAGE BAHARGRAM & P.O. PANSKURA R.S. P.S. PANSKURA, DISTRICT: PURBA MEDINIPORE, **PIN- 721152** hereinafter called the hereinafter called the **FIRST PARTIES/ LAND OWNERS/ PRINCIPALS;**

AND

"SEFALI COMPLEX" a partnership firm, **(PAN- AFGFS 5796 G)**, having its registered office at Vill.:- and P.O.:- Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. Pin-721139 being represented by its authorized Partners (1) **SRI MOULIK CHOWDHURY** (PAN:BELPC4989Q), (Adhaar No:790401308980) s/o Arup Chowdhury, by creed Hindu by occupation business, at present residing at Vill.:- Uttar Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139 AND (2) SRI SUBRATA KUMAR DAS** (PAN:AICPD3950G), (Adhaar No:729549042422) S/o Hari Sadhan Das, by creed Hindu by occupation business, at present residing at Vill.:- Dakshin Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139, AND (3)**

SRI CHANDAN JANA son of SUBHAS JANA (PAN- AIIPJ 6407C) (Aadhaar: 6364 2315 9073) by creed Hindu, by occupation business, at present residing at Vill.:- Kanasi, Brindaban Chak, P.O.:-Maguri Jagannathchak, P.S.- Panskura, Dist.- Purba Medinipur, W.B. **Pin-721152**, hereinafter called the **SECOND PARTY /DEVELOPER /ATTORNEY:**

(1)KNOW ALL MEN BY THESE PRESENTS that **We, (1) DR SUSIL KUMAR**

MAITI (PAN- ADSPM4626K) (Aadhaar: 3992 7030 3918) S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation- MEDICAL PRACTITIONER, residing at VILLAGE & P.O. BALIDANGRI P.S. PANSKURA, DISTRICT: PUREA MEDINIPORE, **PIN- 721139,**

(2)DR ASIM KUMAR MAITI (PAN- ADRPM7571N) (Aadhaar: 6475 4028 6616)

S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation-MEDICAL PRACTITIONER, residing at B.T. COLLEGE ROAD, SPANDAN LANE, P.O. RABINDRANAGAR, P.S. KOTIYALI, DISTRICT: PASCHIM MEDINIPORE, **PIN- 721101,**

(3) SRI SUPRABHAT MAITI (PAN- ATLPM9884E) (Aadhaar: 5563 5010 8408)

S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation- SERVICE, residing at VILLAGE BAHARGRAM & P.O. PANSKURA R.S. P.S. PANSKURA, DISTRICT: PURBA MEDINIPORE, **PIN- 721152** hereinafter referred to as the **"PRINCIPALS /EXECUTANTS/FIRST PARTIES"**

WHEREAS We, the Principals / Executants/ First Parties are the owners and occupiers of **ALL THAT PIECE AND PARCEL OF DEMARCATED MOKARARI MOURASHI demarcated (RECORDED & CONVERTED BASTU) land total measuring about 97 Decimals comprised in L.R. Dag Nos. 285, 286, 287, 534,**

535, 536, 537, 540, 541, under new mutated L.R. Khatian Nos. **4325 (SUSIL KUMAR MAITI)** , **3935 (ASIM KUMAR MAITI)**, and **4314 (Suprabhat MAITI)** within **Mouza Bahargram**, J.L. No. 076, within the ambit of Panskura Municipality Ward No. 008, Police Station Panskura, District Purba Medinipur, PIN- **721152** **together with all easement rights of Zilla Parisad Road adjacent therewith**, which is more fully described in the **Schedule** herein below and hereinafter called the **"SAID PROPERTY"**:

AND WHEREAS We, the present Owners /Principals /First Parties herein are the absolute recorded Owners and Occupiers of the said property by virtue of intestate succession, registered Deed of Gift, and Probate of the Will and we being the Owners of the said property have been enjoying and possessing the said property by paying all statutory taxes, impositions and outgoings before the Concerned Departments, and desired to construct a multi storied buildings on our said property;

AND WHEREAS as we are not technically expert to undertake the proposed construction ourselves, we therefore resorted to take proper assistance of the Builder/ Developer having sound financial stability and technical knowledge regarding the Construction affairs.

AND WHEREAS the Developer above named "**SEFALI COMPLEX**" a partnership firm, having its registered office at Vill.:- & P.O.:- Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. Pin-721139 has approached to us and made a proposal to develop the Schedule mentioned property by way of construction of the said new ¹¹Basement+G+4 building (Block- A, B, & C OR as would be sanctioned) in accordance with the sanctioned plan by arranging financial resources from its own side;

AND WHEREAS We, the Principals herein have entered into a Development Agreement dated ...**4th.... October 2024** with the said Developer "**SEFALI COMPLEX**" which was registered in the office of **A.D.S.R. Panskura recorded in Book No. I, Being No 1111- 08162** **for the year 2024** and by that Agreement the respective portions/Flat/areas of the said proposed Basement+G+4 building (Block- A, B, & C OR as would be sanctioned) (in between Land Owners and Developer) as well as Consideration has been settled in between Land Lords/Principals and Developer/Attorney herein and in such effect the said Developer has already taken necessary steps for obtaining sanctioned Plan from the concerned authority. Now on terms of the said Development Agreement it has become necessary to make and execute Development Power of Attorney wherein and whereby we want to appoint the said Developer Firm as our lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Development Agreement on our behalf.

NOW KNOW ALL MEN by these presents that We the above named Appointers/Owners/First Parties do hereby nominate, constitute and appoint, "**SEFALI COMPLEX**" a partnership firm, (**PAN- AFGFS 5796 G**), having its registered office at Vill.:- and P.O.:- Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. Pin-721139 being represented by its authorized Partners (1) **SRI MOULIK CHOWDHURY** (PAN:BELPC4989Q), (Adhaar No:790401308980) s/o Arup Chowdhury, by creed Hindu by occupation business, at present residing at Vill.:- Uttar Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139** **AND (2) SRI SUBRATA KUMAR DAS** (PAN:AICPD3950G), (Adhaar No:729549042422) S/o Hari Sadhan Das, by creed Hindu by occupation business, at present residing at Vill.:- Dakshin Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139, AND (3)**

SRI CHANDAN JANA son of SUBHAS JANA (PAN- AIPJ 6407C) (Aadhaar: 6364 2315 9073) by creed Hindu, by occupation business, at present residing at Vill.:- Kanasi, Brindaban Chak, P.O.:-Maguri Jagannathchak, P.S.- Panskura, Dist.- Purba Medinipur, W.B. **Pin-721152 as our true and lawful Attorney** to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our name and on our behalf that is to say:

- 1) To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Purba Medinipur Zilla Parisad, Panskura Municipality or any other local authority.
- 2) To apply B.L. & L.R.O. for conversion of the Schedule mentioned land/property, and to sign all documents, appear for hearing to represent us, submit plan and to do all necessary formalities as required do for the purpose of Conversion of Land on our behalf;
- 3) To sign, revised plans, to verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any Civil Court, Criminal Court, or any of the office or offices.
- 4) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 5) To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.



- 6) To file and receive back any documents, to deposit money by Chillan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgement receipt.
- 7) To accept service of any summons, notice, writ issued by any court and office against me.
- 8) To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
- 9) To file suits, for damages and any kind of suit.
- 10) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 11) To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 12) To file any application before the Panskura Municipality or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the Panskura Municipality.
- 13) To carry on correspondence with all concerned authorities and bodies including the government of West Bengal and all its departments, Purba Medinipur Zilla Parisad, Panskura Municipality , Police Authorities, Electricity Board for the time being in connection with the schedule property, and any other matters pertaining to the said property.
- 14) To deal and correspond with Panskura Municipality and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.



- 15) To deal with the Electricity Board for obtaining electric connection over the schedule property and to put up and erect an electric sub-station for the supply of electricity to the schedule property and for the purpose to sign all letters, applications undertaking, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.
- 16) To enter into an agreement for sale on our behalf and to do all acts which will be legal valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration.
- 17) To exchange the Schedule Property for amalgamation and Declaration, to make Gift in favour of Municipality, to execute Boundary Declaration and to Register and sign, present all such instruments in our favour as our said Attorney think fit & proper.
- 18) To execute and register proper instruments of transfer on our behalf on duly stamped conveyance and any other kind of indenture like Gift, Sale, Mortgage or any things the Developer likes out of Developer's allocation/portion and shall present the same before the Registering Authority and shall admit execution and registration and also shall complete and observe all formalities for completion of sale, conveyance and shall deliver of possession of the **Developer's allocation/portions of Basement+G+4 building (Block- A, B, & C OR as would be sanctioned) (except Owner's allocated Units/Flats)** of the building(s) and shall take all money and consideration and to grant receipt for acknowledge of the payment.



- 19) To sign and execute and/or register all or any documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer the Flats/Units/Shop rooms/Garages out of Developer's allocation as mentioned herein before, and receive consideration thereof.
- 20) This Development Power of Attorney is revocable in nature by the registered Deed of revocation in presence of and execution of both Parties Principals and Attorneys herein.
- 21) **AND GENERALLY** to do all acts, deeds and things in any concerned Authority hereby granted in respect of the Schedule property which we ourselves could have done lawfully under our own hands if present personally.



SCHEDULE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of converted Bastu land and Recorded Bastu land being a composite block, measuring total about **97 Decimals** within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 together with all sorts of easement right over the Zilla Parisad Road on the Eastern side of the said property::

The particulars of the land AND ownership of such land mentioned in the table hereunder:

| PROPERTY OF PRINCIPAL/LAND OWNER no. 1 : SUSIL KUMAR MAITI | | |
|--|---------------------------------------|--------------------------------------|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 235 | 285 (L.R. Khatian No. 4325) | 12 Decimals (converted Bastu) |
| 236 | 286 (L.R. Khatian No. 4325) | 07 Decimals (converted Bastu) |
| 237 | 287 (L.R. Khatian No. 4325) | 05 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 4325) | 08 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>32 DECIMALS</u> | | |

AND

| PROPERTY OF PRINCIPAL/LAND OWNER no. 2 : ASIM KUMAR MAITI | | |
|--|--|---|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 655 | 541 (L.R. Khatian No. 3935) | 07 Decimals (recorded Bastu) |
| 651 | 540 (L.R. Khatian No. 3935) | 08 Decimals (converted Bastu) |
| 654 | 537 (L.R. Khatian No. 3935) | 15 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 3935) | 07 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>37 DECIMALS</u> | | |

AND

| PROPERTY OF PRINCIPAL/LAND OWNER no. 3 : SUPRABHAT MAITI | | |
|--|--|--------------------------------------|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 657 | 535 (L.R. Khatian No. 4314) | 05 Decimals (converted Bastu) |
| 656 | 536 (L.R. Khatian No. 4314) | 06 Decimals (converted Bastu) |
| 655 | 541 (L.R. Khatian No. 4314) | 09 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 4314) | 08 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>28 DECIMALS</u> | | |

Total 97 Decimals land is a composite block is being butted and bounded by as follows:

On the North: - land of R.S. Plot 239 & other Plots;

On the South: - land of R.S. Plot 660 & other Plots;

On the East:- Zilla Parishad Road ;

On the West: land of R.S. Plot 663 & other Plots;

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

(1) Sudipta Chakraborti.
210 Syamal Kr. Chakraborti
Vijaya P.O. Uttar Mechobaram.

Prasid Kumar Maithi
Avin Kumar Maithi
Sudipta Chakraborti

SIGNATURE OF THE EXECUTANTS/PRINCIPALS/LAND OWNERS

(2) Utpal Kr. Mondal
Uluberia

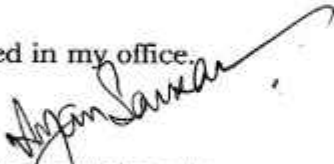
SEFALI COMPLEX
Moulik Chowdhury
Partner

SEFALI COMPLEX
Surbata Kumar Das
Partner

SEFALI COMPLEX
Chandan Jena
Partner

SIGNATURE OF THE DEVELOPER/ATTORNEY

prepared in my office.


Ayan Sarkar, Advocate
Judges' Court Howrah
W.B.1873/2002

FINGER IMPRESSIONS



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

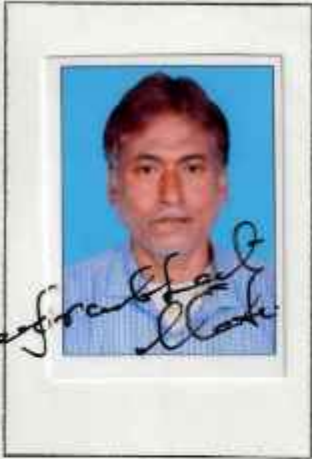
Signature of *Anil Kumar*



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FOR | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Asim Kumar*

FINGER IMPRESSIONS



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Sesfructo L. Llate.*



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Moulix chowdhury*

FINGER IMPRESSIONS



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Subrata Kumar Das*



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Chandun Jena*



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



192024250241842718

GRN Details

GRN: 192024250241842718 Payment Mode: SBI Epay
GRN Date: 04/10/2024 15:20:20 Bank/Gateway: SBIPay Payment Gateway
BRN : 4471436168835 BRN Date: 04/10/2024 15:20:47
Gateway Ref ID: CHR2665465 Method: State Bank of India NB
GRIPS Payment ID: 041020242024184270 Payment Init. Date: 04/10/2024 15:20:20
Payment Status: Successful Payment Ref. No: 8002645914/6/2024
[Query No*/Query Year]

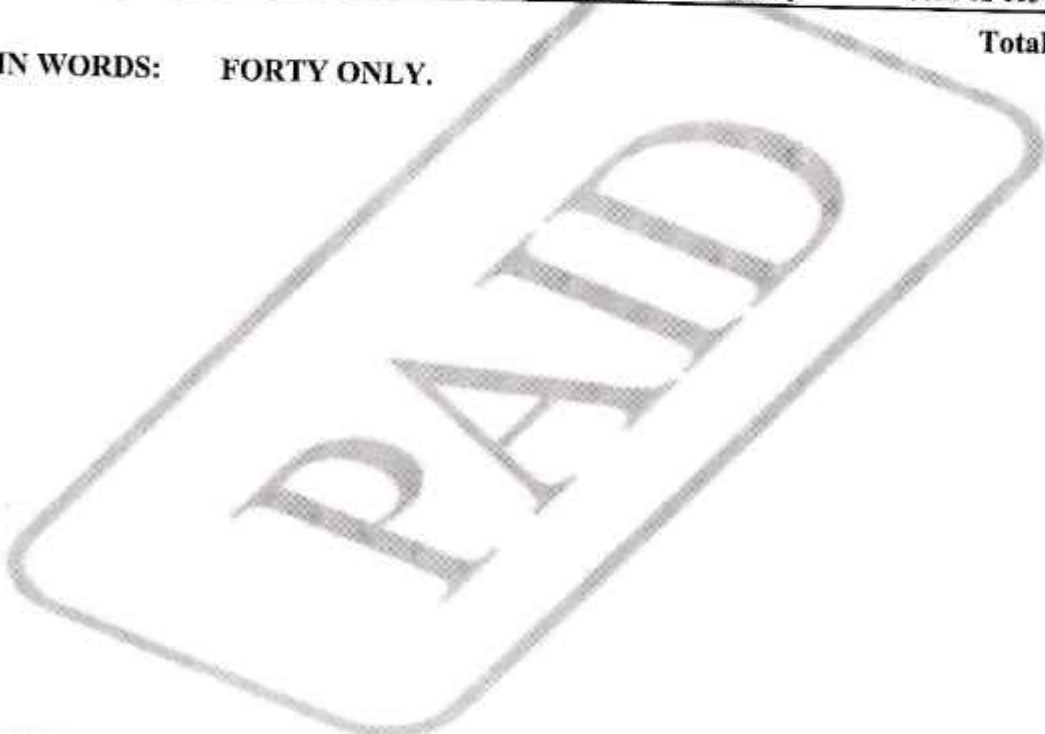
Depositor Details

Depositor's Name: Mr SUSHIL KUMAR MAITI
Address: BALIDANGRI
Mobile: 9735987617
Period From (dd/mm/yyyy): 04/10/2024
Period To (dd/mm/yyyy): 04/10/2024
Payment Ref ID: 8002645914/6/2024
Dept Ref ID/DRN: 8002645914/6/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|-----------------------------------|--------------------|------------|
| 1 | 8002645914/6/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 40 |
| Total | | | | 40 |

IN WORDS: FORTY ONLY.





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



192024250241790178

GRN Details

GRN: 192024250241790178 Payment Mode: SBI Epay
GRN Date: 04/10/2024 15:01:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1951609429556 BRN Date: 04/10/2024 15:01:58
Gateway Ref ID: CHR2662207 Method: State Bank of India NB
GRIPS Payment ID: 041020242024179016 Payment Init. Date: 04/10/2024 15:01:11
Payment Status: Successful Payment Ref. No: 8002645914/5/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUSHIL KUMAR MAITI
Address: BALIDANGRI
Mobile: 9735987617
Period From (dd/mm/yyyy): 04/10/2024
Period To (dd/mm/yyyy): 04/10/2024
Payment Ref ID: 8002645914/5/2024
Dept Ref ID/DRN: 8002645914/5/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 8002645914/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 35 |
| | | | Total | 35 |

IN WORDS: THIRTY FIVE ONLY.

PAID

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1111-08183/2024 | Date of Registration | 04/10/2024 |
| Query No / Year | 1111-8002645914/2024 | Office where deed is registered | |
| Query Date | 04/10/2024 2:35:42 PM | A.D.S.R. PANSKURA, District: Purba Midnapore | |
| Applicant Name, Address & Other Details | Sudipta Chakraborty Uttar Mechogram, Thana : Panskura, District : Purba Midnapore, WEST BENGAL, PIN - 721139, Mobile No. : 9735987617, Status :Others | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 4] | | |
| Set Forth value | Market Value | | |
| Rs. 1,94,00,000/- | Rs. 6,01,41,381/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 90/- (Article:48(g)) | Rs. 35/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 111108162/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :






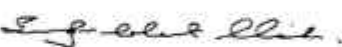
District: Purba Midnapore, P.S:- Panskura, Municipality: PANSHKURA, Road: Tamluk Panskura Main Rd, Mouza: Bahirgram, Pin Code : 721152

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|---------------|-------------|--------------|-------------------------|-----------------------|--|
| L1 | LR-285 | LR-4325 | Bastu | Jal/Jaljami | 12 Dec | 24,00,000/- | 45,36,972/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-286 | LR-4325 | Bastu | Jal/Jaljami | 7 Dec | 14,00,000/- | 26,46,567/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-287 | LR-4325 | Bastu | Bastu | 5 Dec | 10,00,000/- | 18,90,405/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L4 | RS-658 | RS-4325 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 33,43,032/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L5 | RS-655 | RS-3935 | Bastu | Bastu | 7 Dec | 14,00,000/- | 58,03,871/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |

| | | | | | | | | |
|-----|--------|---------|-------|-------------|----------------------|--------------|----------------------|--|
| L6 | RS-651 | RS-3935 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 66,32,995/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L7 | RS-654 | RS-3935 | Bastu | Bastu | 15 Dec | 30,00,000/- | 1,24,36,866/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L8 | RS-658 | RS-3935 | Bastu | Jal/Jaljami | 7 Dec | 14,00,000/- | 29,25,153/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L9 | RS-657 | RS-4314 | Bastu | Jal/Jaljami | 5 Dec | 10,00,000/- | 41,45,622/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L10 | RS-656 | RS-4314 | Bastu | Jal/Jaljami | 6 Dec | 12,00,000/- | 49,74,746/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L11 | RS-655 | RS-4314 | Bastu | Bastu | 9 Dec | 18,00,000/- | 74,62,120/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| L12 | RS-658 | RS-4314 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 33,43,032/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name : |
| | | | | | TOTAL : | 97Dec | 194,00,000 /- | 601,41,381 /- |
| | | | | | Grand Total : | 97Dec | 194,00,000 /- | 601,41,381 /- |

Principal Details :










| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Dr Susil Kumar Maiti (Presentant) Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office |  <small>04/10/2024</small> |  <small>LTI</small> <small>04/10/2024</small> |  <small>04/10/2024</small> |

| | | | | |
|---|--|---|---|--|
| <p>Village:- Balidangri, P.O:- Balidangri, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: adxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p> | | | | |
| 2 | <p>Name Dr Asim Kumar Maiti Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p> | <p>Photo  04/10/2024</p> | <p>Finger Print  Captured LTI 04/10/2024</p> | <p>Signature  04/10/2024</p> |
| <p>Village:- B T College Road, P.O:- Rabindranagar, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: adxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p> | | | | |
| 3 | <p>Name Shri Suprabhat Maiti Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p> | <p>Photo  04/10/2024</p> | <p>Finger Print  Captured LTI 04/10/2024</p> | <p>Signature  04/10/2024</p> |
| <p>Village:- Bahargram, P.O:- Panskura R S, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: atxxxxxx4e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office</p> | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Sefali Complex Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | <p>Name</p> <p>Shri Moulik Chowdhury Son of Shri Arup Chowdhury Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office</p> |  |  <p>Captured</p> |  |
| | Oct 4 2024 3:12PM | LTI 04/10/2024 | 04/10/2024 | |
| <p>Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: bexxxxx9q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sefali Complex (as Partner)</p> | | | | |
| 2 | <p>Name</p> <p>Shri Subrata Kumar Das Son of Shri Harisadhan Das Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office</p> |  |  <p>Captured</p> |  |
| | Oct 4 2024 3:13PM | LTI 04/10/2024 | 04/10/2024 | |
| <p>Village:- Dakshin Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aixxxxx0g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sefali Complex (as Partner)</p> | | | | |
| 3 | <p>Name</p> <p>Shri Chandan Jana Son of Shri Subhas Jana Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office</p> |  |  <p>Captured</p> |  |
| | Oct 4 2024 3:13PM | LTI 04/10/2024 | 04/10/2024 | |
| <p>Village:- Kanasi Brindabanchak, P.O:- Maguri Jagannathchak, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aixxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sefali Complex (as Partner)</p> | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| <p>Mr Sudipta Chakraborty Son of Mr Shyamal Kumar Chakraborty Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139</p> |  |  <p>Captured</p> |  |
| | 04/10/2024 | 04/10/2024 | 04/10/2024 |

Identifier Of Dr Susil Kumar Maiti, Dr Asim Kumar Maiti, Shri Suprabhat Maiti, Shri Moulik Chowdhury, Shri Subrata Kumar Das, Shri Chandan Jana

| Transfer of property for L1 | | |
|------------------------------|----------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-12 Dec |
| Transfer of property for L10 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-6 Dec |
| Transfer of property for L11 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-9 Dec |
| Transfer of property for L12 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-8 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-8 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-8 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-15 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-5 Dec |

Land Details as per Land Record

District: Purba Midnapore, P.S:- Panskura, Municipality: PANSHKURA, Road: Tamluk Panskura Main Rd, Mouza: Bahirgram, Pin Code : 721152

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 285, LR Khatian No:- 4325 | Owner:সুপীল কুমার মাইতি, Gurdian:নন্দুতি , Address:শিলা , Classification:জল, Area:0.12000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 286, LR Khatian No:- 4325 | Owner:সুপীল কুমার মাইতি, Gurdian:নন্দুতি , Address:শিলা , Classification:জল, Area:0.07000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 287, LR Khatian No:- 4325 | Owner:সুপীল কুমার মাইতি, Gurdian:নন্দুতি , Address:শিলা , Classification:বঙ্গ, Area:0.05000000 Acre, | Owner Name not selected by applicant. |
| L4 | RS Plot No:- 658, RS Khatian No:- 4325 | | Owner Name not selected by applicant. |
| L5 | RS Plot No:- 655, RS Khatian No:- 3935 | | Owner Name not selected by applicant. |
| L6 | RS Plot No:- 651, RS Khatian No:- 3935 | | Owner Name not selected by applicant. |
| L7 | RS Plot No:- 654, RS Khatian No:- 3935 | | Owner Name not selected by applicant. |
| L8 | RS Plot No:- 658, RS Khatian No:- 3935 | | Owner Name not selected by applicant. |
| L9 | RS Plot No:- 657, RS Khatian No:- 4314 | | Owner Name not selected by applicant. |
| L10 | RS Plot No:- 656, RS Khatian No:- 4314 | | Owner Name not selected by applicant. |
| L11 | RS Plot No:- 655, RS Khatian No:- 4314 | | Owner Name not selected by applicant. |
| L12 | RS Plot No:- 658, RS Khatian No:- 4314 | | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 111108183 / 2024

On 04-10-2024

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 15:06 hrs on 04-10-2024, at the Office of the A.D.S.R. PANSKURA by Dr Susil Kumar Maiti , 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 6,01,41,381/-

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

Execution is admitted on 04/10/2024 by 1. Dr Susil Kumar Maiti, Son of Late Pashupati Maiti, P.O: Balidangri, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by Profession Professionals, 2. Dr Asim Kumar Maiti, Son of Late Pashupati Maiti, P.O: Rabindranagar, Thana: Kotwali , , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Professionals, 3. Shri Suprabhat Maiti, Son of Late Pashupati Maiti, P.O: Panskura R S, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721152, by caste Hindu, by Profession Service

Indetified by Mr Sudipta Chakraborty, , , Son of Mr Shyamal Kumar Chakraborty, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

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

Execution is admitted on 04-10-2024 by Shri Moulik Chowdhury, Partner, Sefali Complex, Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Indetified by Mr Sudipta Chakraborty, , , Son of Mr Shyamal Kumar Chakraborty, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Execution is admitted on 04-10-2024 by Shri Subrata Kumar Das, Partner, Sefali Complex, Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Indetified by Mr Sudipta Chakraborty, , , Son of Mr Shyamal Kumar Chakraborty, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Execution is admitted on 04-10-2024 by Shri Chandan Jana, Partner, Sefali Complex, Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Indetified by Mr Sudipta Chakraborty, , , Son of Mr Shyamal Kumar Chakraborty, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2024 3:01PM with Govt. Ref. No: 192024250241790178 on 04-10-2024, Amount Rs: 35/-, Bank: SBI EPay (SblePay), Ref. No. 1951609429556 on 04-10-2024, Head of Account 0030-03-104-001-16

Online on 04/10/2024 3:20PM with Govt. Ref. No: 192024250241842718 on 04-10-2024, Amount Rs: 0/-, Bank: SBI EPay (SblePay), Ref. No. 4471436168835 on 04-10-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2288, Amount: Rs.50.00/-, Date of Purchase: 20/09/2024, Vendor name: M I Rahaman

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2024 3:01PM with Govt. Ref. No: 192024250241790178 on 04-10-2024, Amount Rs: 0/-, Bank: SBI

EPay (SBlePay), Ref. No. 1951609429556 on 04-10-2024, Head of Account

Online on 04/10/2024 3:20PM with Govt. Ref. No: 192024250241842718 on 04-10-2024, Amount Rs: 40/-, Bank: SBI
EPay (SBlePay), Ref. No. 4471436168835 on 04-10-2024, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PANSKURA
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1111-2024, Page from 125044 to 125071
being No 111108183 for the year 2024.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2024.10.04 18:49:46 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 04/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PANSKURA
West Bengal.