

3932/23

1- 3874/2023



पश्चिम बंगाल WEST BENGAL

AN 613711

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.

Ref: Query No. 800 2539800/2023

Paschim
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 OCT 2023

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
OR CONSTRUCTION AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY made this
the 05th day of October, in the year 2023

13

Sl. No. 4439 Date 29/9/23 Value Rs. 100
Purchaser's Name M/s. Chamee Pankaj
Address

Purchased from Asansol Treasury on

27 SEP 2023

Stamp Vendor

(Sri Joy Prakash Shaw
A.D.S.R. Office: Asansol
Dist. - Paschim Bardhaman (W.S.)
Licence No. - 3/1988



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

05 OCT 2023

(1) SMT JHUMA CHATTERJEE (PAN - ACSPC9009M), wife of Late Subrata Chatterjee, by faith Hindu, by occupation Business, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman,

(2) SRI SHANKAR CHATTERJEE (PAN - AYDPC8770A), son of Late Subrata Chatterjee, by faith Hindu, by occupation Business, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman,

(3) DR. ABRITA CHATTERJEE (PAN - ARYPC3674K), daughter of Late Subrata Chatterjee, by faith Hindu, by occupation Medical Practitioner, by citizenship Indian, resident of 'Mayanir', Silicate Factory Road, P. O. Ushagram, Asansol - 713303, PS Asansol South, Dist. Paschim Bardhaman and

(4) SRI SUTRIPTA BANERJEE (PAN - ATBPB0510C), son of Late Kanti Prakash Banerjee, by faith Hindu, by occupation Service, by citizenship Indian, resident of Kachhari Road, Court More, Asansol - 713304, P. S. Asansol South, Dist. Paschim Bardhaman,

hereinafter jointly referred to as the **EXECUTORS**.

WHEREAS the landed property measuring 0.138 Acres along with one storied dilapidated residential house comprised in R. S. Plot Nos. 2167, 2169 & 2170 under R. S. Khatian Nos. 388, 572 & 14815 L. R. Plot Nos. 2258, 2260 & 2261 within Mouza Asansol Municipality, JL No. 20, PS Asansol South, Dist. Paschim Bardhaman, more particularly described in the Part - I of Schedule written hereunder purchased by Subrata Chatterjee (since deceased), son of Late P. C. Chatterjee of Mayanir, Silicate Factory Road, Asansol - 713303 from its previous lawful owners vide several Regd. Deed of Sale bearing Deed Nos. 258/2003, 2446/2017, 4669/2017 and 7371/2017 all of A. D. S. R., Asansol.

AND WHEREAS above named Subrata Chatterjee died intestate leaving behind his wife, Smt Jhuma Chatterjee (the Executor No. 1), only son Sri Shankar Chatterjee (the Executor No. 2) and only daughter, Dr. Abrita Chatterjee (the Executor No. 3), as his legal heirs and successors to inherit the said property described in the Part - I of Schedule written hereunder left by Late Subrata Chatterjee in equal undivided shares (i.e., 1/3rd share each) as per Hindu Succession Act, 1956.

AND WHEREAS by way of such inheritance above named Smt Jhuma Chatterjee (the Executor No. 1), only son Sri Shankar Chatterjee (the Executor No. 2) and only daughter, Dr. Abrita Chatterjee (the Executor No. 3) jointly owned and possessed the said property described in the Part – I of Schedule written hereunder.

AND WHEREAS the land admeasuring 740 sq. ft. equivalent to 0.017 Acres alongwith building structure standing thereupon appertaining to R. S. Plot No. 2169 under R. S. Khatian No. 572 LR Plot No. 2260 within Mouza Asansol Municipality, J. L. No. 20, PS Asansol South, Dist. Paschim Bardhaman more particularly described in the Part – II of First Schedule written hereunder belonged to Kanti Prakash Banerjee (since deceased) by virtue of a regd. Deed of Sale bearing Deed No. 4227/1970 of ADSR, Asansol.

AND WHEREAS above named Kanti Prakash Banerjee and his wife Smt Lakshmi Banerjee died intestate leaving behind their only son, viz. Sri Sutripta Banerjee and only daughter, viz. Smt Suvraja Chatterjee (Banerjee), wife of Sri Arup Chatterjee as his legal heirs and successors in respect of the aforesaid property left by Late Kanti Prakash Banerjee as per Hindu Succession Act, 1956 and by way of such inheritance above named Sri Sutripta Banerjee and Smt Suvraja Chatterjee (Banerjee) jointly acquired right, title, interest and possession of the said property mentioned in the First Schedule below having equal share (50% each) and subsequently Smt Suvraja Chatterjee (Banerjee) gifted her 50% share over the said property to his brother, Sri Sutripta Banerjee vide a regd. Gift Deed bearing **Deed No. 6899/2018** of ADSR, Asansol.

AND WHEREAS by way of such inheritance and gift above named Sri Sutripta Banerjee (the Executor No. 4) owned and possessed the said property described in the Part – II of Schedule written hereunder and his name already mutated in the office of S.D.L. & L.R.O, Asansol vide Mutation Case No. 755/2015 and also got his name assessed in the Assessment Register of Asansol Municipal Corporation vide holding No. 140, Kachhari Road, ward No. 03 (old)/53 (new) in respect of the same.

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

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and manpower the Executors are 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, the Executors herein have agreed to hand over the schedule mentioned property to **M/S. CLASSIC REALTORS (PAN - AAPFC1905K)**, a partnership firm having its office at 'P. C. Chatterjee Market', G. T. Road, Rambandhu Tala, Asansol - 3, P. S. Asansol South, Dist. Paschim Bardhaman, being represented by its partners **(1) SRI SHANKAR CHATTERJEE**, son of Late Subrata Chatterjee and **(2) SMT JHUMA CHATTERJEE**, wife of Late Subrata Chatterjee, for the purpose of development of said properties and in pursuant to the agreement made between executors and developer vide Deed No. 3871 for the year 2023 in Book No. I, duly registered before the Dist. Sub. Registrar, Paschim Bardhaman, according to said agreement the Executors 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 the Executors herein considered it necessary to appoint the said **(1) SRI SHANKAR CHATTERJEE** and **(2) SMT JHUMA CHATTERJEE**, being partners of the concerned Developer as aforesaid in terms of the understanding mentioned in the said development agreement.

AND WHEREAS 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 the Executors herein do hereby appoint, engage, nominate and constitute **(1) SRI SHANKAR CHATTERJEE** and **(2) SMT JHUMA CHATTERJEE**, as true and lawful attorneys of the Executors being the partner of 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 building subject however to construct further if the necessary sanctioned building plan may be obtained by developer concern and also to sale flats



and other spaces and units proposed to be constructed thereon and 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 the name of the Executors on behalf of the Executors to act from time to time and at all time hereinafter to do the following acts, deeds things and matters:

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.
2. To sign the said building plan/plans and all other necessary application/applications and documents on my behalf.
3. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.
4. 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.
5. 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.
6. 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 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.

7. 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 Developers allocation in terms of the understanding between the parties.
8. 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.
9. 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. 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.

11. 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.
12. To erect and/or construct new building in the name and style "ABRITA ARCADE" 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.
13. 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.
14. 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.
15. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or to sign, execute formal deed of sale, gift, lease, etc. or to rectify the same, and to present the said deeds before the sub-registry office and any other competent authority and to admit the execution thereof or to sign or execute all other papers and documents whatsoever or to do all other



things that may be found lawfully necessary for the purpose of effecting the lawful transfer of the residential apartments, flats, shops, office, godown, common areas and other space with the intending purchasers as agreed upon between the parties more fully and particularly described in the schedule hereunder written excepting the OWNERS' ALLOCATION AREA of the building as per the plan to be sanctioned/approved by the concerned authority which would belong to the executants, as per understanding between the parties more fully described in the schedule hereunder written.

16. To receive collect and realize payments from the intending purchasers 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 executants in terms of the Development/Agreement.
17. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from sale intending purchased to be entered into a final payment against the deed of conveyance/s against the sale of the residential cum commercial apartments/ building to be constructed in or upon the said schedule plot of land in term of the understanding between the parties the parties and to give valid discharge thereof in respect of DEVELOPER'S ALLOCATION. The money so receive by our constituted attorney under these presents will belong to them/him and the executants of these presents shall have no claim whatsoever.
18. 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 executants and the developer herein.
19. 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 commercial purpose and raising on construction in the property mentioned in the schedule below.
20. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.



21. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid we the owners/executants 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 attorneys 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 I the owner/executant and/or severally might or could do as if I am personally present.

This power of attorney is always revocable.

I hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever my said attorney to do or cause to be done by virtue of THESE PRESENTS AND I the Executant of these presents, am 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'S ALLOCATION AREA in the new building as agreed upon by and between the parties.



SCHEDULE OF THE PROPERTY

PART - I

In the district of Paschim Bardhaman (erstwhile part of Burdwan), P. S. Asansol South, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Mouza Asansol Municipality, J. L. No. 20, all that land **total measuring**

0.138 Acres (i.e. 13.8 Decimal) along with building structure standing thereupon having covered area of 500 sq. ft. comprised in R. S. Plot/L. R. Plot Numbers as follows:

RS Plot No.	RS Khatian No.	LR Plot No.	LR Khatian No.	Area (in Acres)
2167	572	2258	17293	0.052
2169	388	2260	17293	0.052
2170	14815	2261	17294	0.034

The property lying under Asansol Municipal Corporation vide holding No. 47 (40), Kachhari Road, ward No. 3 (old) 53 (new).

PART - II

In the district of Paschim Bardhaman (erstwhile part of Burdwan), P. S. Asansol South, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Mouza Asansol Municipality, J. L. No. 20, all that land comprised in R. S. Plot No. 2169 corresponding to L. R. Plot No. 2260 under R. S. Khatian No. 572, L.R. Khatian No. 17293 measuring 740 sq. ft. equivalent to **0.017 Acres (i.e. 1.7 Decimal)** alongwith building structure standing thereupon having covered area of 100 sq. ft.

The property lying under Asansol Municipal Corporation vide holding No. 140, Kachhari Road, ward No. 3 (old) 53 (new).

TOTAL LAND MEASURING (PART I + PART II) = 0.155 ACRES. (i.e. 15.5 Decimal)

The property is butted and bounded as follows:

On the North: Property of Others.

On the South: 26 feet wide Road (Kachhari Road).

On the East: Property of the Owners No. 1 to 3.

On the West: Property of Mr. Santosh Ghosh.

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

WITNESSES:-

1. Bulbul Banerjee
w/o Sutripta Banerjee
Kacheri Road
Po. Asansol.
P.S. Asansol South
Dist. Paschim Bardhaman
Pin. - 713304.

2. Anup Banerjee
S/o Lakshmi Banerjee
Molinsile, Ushagram
Asansol - 713303.

1. Thuma Chatterjee
2. Shubam Chatterjee
3. Abanish Chatterjee
4. Sutripta Banerjee

Signatures of Executants

CLASSIC REALTORS

1. Shubam Chatterjee
Partner

2. CLASSIC REALTORS
Thuma Chatterjee
Partner

Signatures of Attorneys

Drafted and prepared by me
as per instruction of the parties
& typed in my office

Aedul Anil
Deed writer Asansol
A.D.S.R. office
LINO - 87

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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : Bulbul Banerjee
2. FATHER/ HUSBAND NAME : Subrata Banerjee
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : House wife
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Kachari Road
POST OFFICE (পোস্ট অফিস) : Asansol
POLICE STATION (থানা) : Asansol PIN : 713304
DISTRICT(জেলা) : Cherapunji STATE (রাজ্য) : W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : Well wisher
6. AADHAR NO : 2843 4590 7358 and Husband
PAN : _____
EPIC NO : _____

আমি (শনাক্তকারী) : Bulbul Banerjee অএ দলিলের (Query No.)
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Bulbul Banerjee as identifier identifying the executants
of the concerned deed (Query No.) 800 253 9800 / 2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

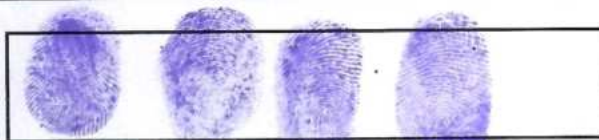
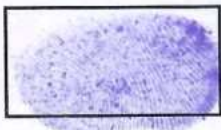


Bulbul Banerjee

IDENTIFIER SIGNATURE

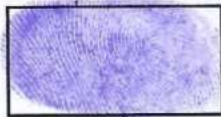
(শনাক্তকারীর স্বাক্ষর)

Left
Thumb



Little finger to Fore finger

Right
Thumb



Fore finger to Little finger



Thuma Chatterjee

Finger print Attested by me: Thuma Chatterjee

Left
Thumb



Little finger to Fore finger

Right
Thumb



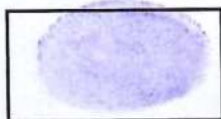
Fore finger to Little finger



Sharm Chatterjee

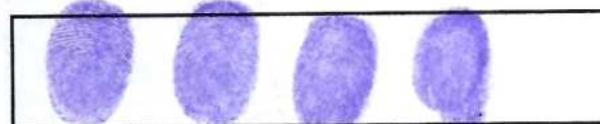
Finger print Attested by me: Sharm Chatterjee

Left
Thumb



Little finger to Fore finger

Right
Thumb



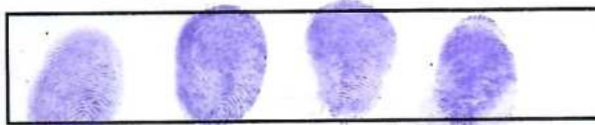
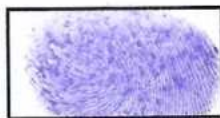
Fore finger to Little finger



Abhis Chatterjee

Finger print Attested by me: Abhis Chatterjee

Left
Thumb



Little finger to Fore finger

Right
Thumb



Fore finger to Little finger



Sutripta Banerjee

Finger print Attested by me: Sutripta Banerjee

Major Information of the Deed

Deed No :	I-2301-03874/2023	Date of Registration	05/10/2023
Query No / Year	2301-8002539800/2023	Office where deed is registered	
Query Date	05/10/2023 12:52:35 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	ABDUL AZIZ ADSR OFFICE ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9732054462, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 2,03,90,624/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230103871/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

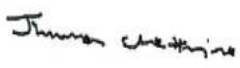
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Kachari Road, Mouza: Asansol Municipality, Pin Code : 713304

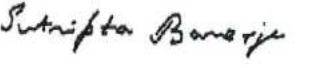
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2258	LR-17293	Other Commercial Usage	Bastu	0.052 Acre	1/-	65,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2260	LR-17293	Other Commercial Usage	Bastu	0.052 Acre	1/-	65,52,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2261	LR-17294	Other Commercial Usage	Bastu	0.034 Acre	1/-	42,84,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2260	LR-17293	Other Commercial Usage	Bastu	0.017 Acre	1/-	21,42,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			15.5Dec	4 /-	195,30,000 /-	
		Grand Total :			15.5Dec	4 /-	195,30,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	500 Sq Ft.	1/-	7,17,187/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L4	100 Sq Ft.	1/-	1,43,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	2 /-	8,60,624 /-	

Principal Details :

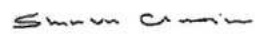
SI No	Name, Address, Photo, Finger print and Signature			
1	Name Smt JHUMA CHATTERJEE (Presentant) Wife of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office	Photo  05/10/2023	Finger Print  Captured LTI 05/10/2023	Signature  05/10/2023
MAYANIR, SILICATE FACTORY ROAD, 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.: ACxxxxxx9M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office				
2	Name Shri SHANKAR CHATTERJEE Son of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office	Photo  05/10/2023	Finger Print  Captured LTI 05/10/2023	Signature  05/10/2023
MAYANIR, SILICATE FACTORY ROAD, 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.: AYxxxxxx0A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office				

3	Name Dr ABRITA CHATTERJEE Daughter of Late SUBRATA CHATTERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office	Photo  05/10/2023	Finger Print  LTI 05/10/2023	Signature  05/10/2023
MAYANIR, SILICATE FACTORY ROAD, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ARxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office				
4	Name Shri SUTRIPTA BANERJEE Son of Late KANTI PRAKASH BANERJEE Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office	Photo  05/10/2023	Finger Print  LTI 05/10/2023	Signature  05/10/2023
KACHHARI ROAD, COURT MORE, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx0C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office				

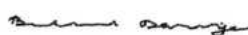
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CLASSIC REALTORS P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SHANKAR CHATTERJEE Son of Late SUBRATA CHATTERJEE Date of Execution - 05/10/2023, , Admitted by: Self, Date of Admission: 05/10/2023, Place of Admission of Execution: Office	 Oct 5 2023 1:42PM	 Captured LTI 05/10/2023	 05/10/2023
	MAYANIR, S F ROAD, 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.:: AYxxxxxx0A,Aadhaar No Not Provided Status : Representative, Representative of : CLASSIC REALTORS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Smt JHUMA CHATTERJEE Wife of Late SUBRATA CHATTERJEE Date of Execution - 05/10/2023, , Admitted by: Self, Date of Admission: 05/10/2023, Place of Admission of Execution: Office	 Oct 5 2023 1:41PM	 Captured LTI 05/10/2023	 05/10/2023
	MAYANIR, S F ROAD, 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.:: ACxxxxxx9M,Aadhaar No Not Provided Status : Representative, Representative of : CLASSIC REALTORS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
BULBUL BANERJEE Wife of SUTRIPTA BANERJEE KACHHARI ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	 05/10/2023	 Captured 05/10/2023	 05/10/2023
Identifier Of Smt JHUMA CHATTERJEE, Shri SHANKAR CHATTERJEE, Dr ABRITA CHATTERJEE, Shri SUTRIPTA BANERJEE, Shri SHANKAR CHATTERJEE, Smt JHUMA CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.73368 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.73368 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.73316 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-1.13356 Dec
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-1.13322 Dec
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-1.13322 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri SUTRIPTA BANERJEE	CLASSIC REALTORS-1.7 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt JHUMA CHATTERJEE	CLASSIC REALTORS-166.70000000 Sq Ft
2	Shri SHANKAR CHATTERJEE	CLASSIC REALTORS-166.65000000 Sq Ft
3	Dr ABRITA CHATTERJEE	CLASSIC REALTORS-166.65000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri SUTRIPTA BANERJEE	CLASSIC REALTORS-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Kachari Road, Mouza: Asansol
Municipality, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2258, LR Khatian No:- 17293	Owner:সুব্রত চ্যাটার্জী, Gurdian:পি. সি. চ্যাটার্জী, Address:নিজ , Classification:ভিটি, Area:0.05200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2260, LR Khatian No:- 17293	Owner:সুব্রত চ্যাটার্জী, Gurdian:পি. সি. চ্যাটার্জী, Address:নিজ , Classification:বান্ধ, Area:0.05200000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2261, LR Khatian No:- 17294	Owner:সুব্রত চ্যাটার্জী, Gurdian:ফকির চন্দ্র, Address:নিজ , Classification:বান্ধ, Area:0.03400000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2260, LR Khatian No:- 17293	Owner:সুব্রত চ্যাটার্জী, Gurdian:পি. সি. চ্যাটার্জী, Address:নিজ , Classification:বান্ধ, Area:0.05200000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230103874 / 2023

On 05-10-2023

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.

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

Presented for registration at 13:33 hrs on 05-10-2023, at the Office of the D.S.R. Paschim Bardhaman by Smt JHUMA CHATTERJEE , 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 2,03,90,624/-

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

Execution is admitted on 05/10/2023 by 1. Smt JHUMA CHATTERJEE, Wife of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri SHANKAR CHATTERJEE, Son of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Dr ABRITA CHATTERJEE, Daughter of Late SUBRATA CHATTERJEE, MAYANIR, SILICATE FACTORY ROAD, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Professionals, 4. Shri SUTRIPTA BANERJEE, Son of Late KANTI PRAKASH BANERJEE, KACHHARI ROAD, COURT MORE, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Service

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHHARI ROAD, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

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

Execution is admitted on 05-10-2023 by Shri SHANKAR CHATTERJEE, PARTNER, CLASSIC REALTORS, P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHHARI ROAD, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

Execution is admitted on 05-10-2023 by Smt JHUMA CHATTERJEE, PARTNER, CLASSIC REALTORS, P C CHATTERJEE MARKET, G T ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by BULBUL BANERJEE, , SUTRIPTA BANERJEE, KACHHARI ROAD, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4439, Amount: Rs.100.00/-, Date of Purchase: 29/09/2023, Vendor name: Joy Prakash Shaw



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2301-2023, Page from 80374 to 80396
being No 230103874 for the year 2023.**



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2023.10.10 11:27:57 +05:30
Reason: Digital Signing of Deed.

**(Subodh Kumar Majumder) 10/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.**