

12099

E11989/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 851014

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

03 DEC 2024

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

This Indenture is made on this the 3rd Day of December, 2024.

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, I/We: -

MR NITHUR SAHA S/o Nimai Saha, By Caste: Hindu, a Citizen of India, Occupation: Business, R/o Netaji Subhas Pally, Ras Bihari Street -15, City + P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201 hereinafter referred to as the **EXECUTANT(s) / ONE PART**;

Doth hereby nominate, constitute and appoint the stated company and the relevant sole proprietor of **M/s. M.K BUILDERS AND DEVELOPERS**, a proprietorship firm, having its office at 36/N, B.C. Roy Avenue, Ward No.: 42, City + P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202 represented by its sole proprietor **MR SAGAR SAHA** S/o Nemai Saha, By Caste: Hindu, a Citizen of India, Occupation: Business, R/o Rash behari Street, 15 NS Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201; to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do and/or execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) and as per his/their will hereinafter referred to as my/our **ATTORNEY(s) / OTHER PART**.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owner(s) of the immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corners and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto; along-with such other recitation and tenets as morefully stated vide the said underneath stated Registered Development Agreement (which property shall hereinafter for brevity's sake be referred to as 'THE PROPERTY').

WHEREAS by a Registered Development Agreement bearing **Deed No.: I-11981**, for the year 2024 before the **A.D.S.R. Office, Durgapur** duly executed by me/us of the **ONE PART** and the above mentioned Developer of the **OTHER PART**; I/we've agreed to develop the said part and parcel of the land admeasuring 9.20 Katha / **15.18 Decimal** be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such

maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring 9.20 Katha / **15.18 Decimal** be the same a little more or less in **Birvhanpur Mouza** for development and construction of a multi-storied residential building complex consisting of flats / apartments, spaces, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

NOW THEREFORE the Vendor(s) granted the Developer a Power of Attorney in his/their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by DMC and / or ADDA and/or other concerned authority(s) and to start such inceptive works of construction unto the said land and to do all other acts and things, which we've agreed to do.

ALSO FURTHERMORE We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, registration, NOC, and/or any other relevant papers, etc. that is to be sanctioned by DMC, ADDA, UD Dept. at Kolkata, BL&LRO, NHAI, AAI, FIRE Dept., and/or other concerned authority(s). Moreover, any one or any two and/or all of the partner(s) do have my/our permission vide this document against registration of such units which falls only under developer's allocation before the ADSR Durgapur and/or to such competent registering authority(s) in favour of such intending and prospective purchaser(s) being such proposed flats, units, spaces, garages, etc., and; in relation to the stated running works herein – their authorized representative or their authorized staffs of the Developer can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of me/us (the Landowners / Vendors as stated above) to DMC, ADDA, L&LR Dept., L&LR, FIRE Dept., and/or other concerned authority(s).

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / spaces / garage(s) / space(s). **Moreover, no ownership of the said land is been transferred hereof vide this Development Power of Attorney in favour of the Developer.**
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of

the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.

3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to DMC / ADDA and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the ADDA / DMC and other appropriate authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or ADDA / DMC and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and



construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, or ADDA / DMC and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with the DMC / ADDA and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
 - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
 - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
 - c) To deal with the Assessment Department of the DMC / ADDA / and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
10. To deal with the correspondence with the West Bengal State Electricity Board and/or WBPDC and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Rates and Taxes, Commissioner of Police / Municipal Corporation Commissioner (if required therein) and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever.

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12. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with such appropriate Govt. / Semi Govt. / Pvt. / Judicial and/or quasi-judicial authority(s), West Bengal State Electricity Board and/or WBPCL and other concerned Authorities and receive the said refunds.
 13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
 14. To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as our Attorney shall deem fit either in our name or in the name of our Attorney and to collect and receive rents.
 15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
 16. To make and execute registration of the said project at the appropriate authority(s) on our behalf and to make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 (if required therein) or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
 17. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
 18. That the Developer can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owner. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend

such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money.

19. To arrange for financing of housing/home loans in respect of the Project (Home Loans) by Banks/Financial Institutions and to sign and execute all necessary documents on behalf of us in order for the Purchasers to obtain Home Loans from the Banks/Financial Institutions and to create mortgage/charge of the Units in favour of such Bank/Financial Institution for availing such Home Loans only but on the clear understanding that the Bank/Financial Institution shall have no right of recovery against us.
20. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
21. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Corporation at Durgapur, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
22. To advertise in the newspapers for the sale of residential flats and spaces in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
23. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) / agreement(s) in favour of my/our said Attorney(s) and/or their nominee or nominees and to present any such conveyance(s) / agreement(s) for registration and in receipt of consideration before the ADSR / Sub-Registrar / Registrar having authority for and to have the said conveyance(s) registered of and from their 65% of allocated share of the developer as per Plan morefully mentioned in the said development agreement registered at the A.D.S.R. Office, Durgapur and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.
24. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such

person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.

25. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.
26. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development; as the said Landowners being the Executant(s) hereof cannot enter into any kind of agreements and/or Deeds with any third party during the subsistence of the said Development agreement. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.
27. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
28. That the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any one and/or all of the partner(s) or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, UD Dept., ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).
29. That in connection to the said power delivered by the Executants herein this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.



AND GENERALLY TO DO AND CAUSE TO BE DONE all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

This Development Power of Attorney stands revocable after handing over flats/ apartment / such other spaces & spaces, etc.

Also "WORD IMPORTING SINGULAR" shall include Plural and vis-à-vis.

AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either singly or jointly and/or severally or otherwise aforesaid by virtue of these presents.

DESCRIPTION OF THE FIRST SCHEDULE LAND

ALL THAT Pieces and Parcels of the Plot of Land situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Cokeoven, within Mouza: Birvhanpur, J.L. No.: 091, recorded within LR Khatian No.: 5285, Holding No.: 580/N at Birbhanpur Village Road, Durgapur - 713202 in Ward No.: 41 at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal; described with land details under following heads as hereto:

1. R.S Plot No.: 1006(P) appertaining to L.R. Plot No.: 02077, admeasuring an area of 03 Katha;
2. R.S Plot No.: 1000(P) appertaining to L.R. Plot No.: 02555, admeasuring an area of 6.20 Katha;

That the total land admeasuring an area of 15.18 Decimal / 9.20 Katha or 619.73 SQ.M. be the same a little more or less under the nature and character as 'Bastu' and being delivered to the aforesated Developer for construction of multi-storied building complex(s) which is **Butted and Bounded as hereto:-**

On the North + South	R.S Plot No.: 1000(P) & 1006(P)
On the East	R.S Plot No.: 1006(P)
On the West	20' ft wide Road.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of the Executant and Attorney Holders(s) are attested in additional pages in this indenture being No.: 1(a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Executant and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the Day, Month and Year aforementioned and as such explained this indenture in vernacular before all parties and thereafter affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. Kajal Chakraborty
Santosh Chakraborty
Snamik Nagar Colony
D.G.P. 713202



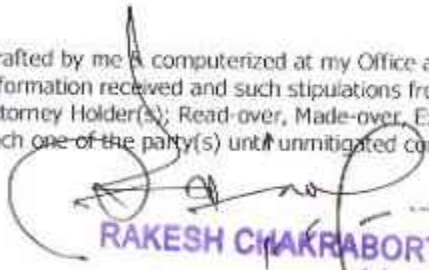
SIGNATURE OF THE EXECUTANT(S)

2. parameswar Bauri
Durgapur Court.



SIGNATURE(s) OF THE ATTORNEY(s)

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until unmitigated contentment to this Document:



RAKESH CHAKRABORTY
Advocate
Durgapur Court
Member, Durgapur Bar Assn.
Reg. No.-WB/1006/2013

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Sagor Saha
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

নির্দিশিত
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO
PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Kajal Chakraborty
2. FATHER/ HUSBAND NAME : Santosh Chakraborty
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Snowik nayan colony
POST OFFICE (পোস্ট অফিস) Durgapur
POLICE STATION (থানা) Cocoven PIN 713201
DISTRICT (জেলা) P. Burdwan STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 523731022398
PAN _____
EPIC NO _____

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

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

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Kajal Chakraborty

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

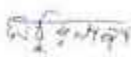
Deed No :	I-2306-11989/2024	Date of Registration	03/12/2024
Query No / Year	2306-8003064330/2024	Office where deed is registered	
Query Date	03/12/2024 1:34:41 PM	A.D.S.R, DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9474777815, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 30,36,000/-		
Stamp duty 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]:- 230611981/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S.- Coke Oven, Municipality: DURGAPUR MC, Road: Birbhanpur Village Road, Mouza: Birbhanpur, Ward No: 41, Holding No:580/N Pin Code : 713202

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-2077 (RS :-)	LR-5285	Vastu	Vastu	3 Katha		9,90,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
12	LR-2555 (RS :-)	LR-5285	Vastu	Vastu	6.2 Katha		20,46,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					15.18Dec	0/-	30,36,000 /-	
Grand Total :					15.18Dec	0/-	30,36,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nithur Saha (Presentant) Son of Nimai Saha Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office	Photo  03/12/2024	Finger Print  LRI 03/12/2024	Signature  03/12/2024
Neta: Subhas Pally, Ras Binari Street -15, City:- Durgapur, 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 Date of Birth:XX-XX-1XX2 , PAN No.: avxxxxxx1q, Aadhaar No: 39xxxxxxxx1938, Status :Individual, Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.K BUILDERS AND DEVELOPERS 36/N. B.C. Roy Avenue, Ward No.42, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202 Date of Incorporation:XX-XX-1XX8 , PAN No.: arxxxxxx5n, Aadhaar No Not Provided by UIDAI. Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sagar Saha Son of Mr. Nimai Saha Date of Execution - 03/12/2024 , , Admitted by: Self, Date of Admission: 03/12/2024 , Place of Admission of Execution: Office	Photo  Dec 3 2024 2:40PM	Finger Print  LRI 03/12/2024	Signature  03/12/2024
Rashbehari Street, 15N S Pally, City:- Durgapur, 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, Date of Birth:XX-XX-1XX8 , PAN No.: arxxxxxx5n, Aadhaar No: 51xxxxxxxx1283 Status : Representative, Representative of : M.K BUILDERS AND DEVELOPERS (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kajal Chakraborty Son of: Santosh Chakraborty Shantik Nagar, City:- Durgapur, P.O:- Durgapur, P.S:- Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713202			
	03/12/2024	03/12/2024	03/12/2024

Identifier Of Mr Nithur Saha, Mr Sagar Saha

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Nithur Saha	M.K BUILDERS AND DEVELOPERS-4.95 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Nithur Saha	M.K BUILDERS AND DEVELOPERS-10.23 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Birbhanpur Village Road,
 Mouza: Birbhanpur, , Ward No: 41, Holding No:580/N Pin Code : 713202

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2077, LR Khatian No:- 5285	Owner:শ্রী সত্য, Gurdian:শ্রী , Address:শ্রী , Classification:ag, Area:0.05000000 Acre,	Mr Nithur Saha
L2	LR Plot No:- 2555, LR Khatian No:- 5285	Owner:শ্রী সত্য, Gurdian:শ্রী , Address:শ্রী , Classification:ag, Area:0.10000000 Acre,	Mr Nithur Saha

Endorsement For Deed Number : I - 230611989 / 2024

On 03-12-2024

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 14:37 hrs. on 03-12-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Nithur Saha, Executant.

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 30,36,000/-

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

Execution is admitted on 03/12/2024 by Mr Nithur Saha, Son of Nimai Saha, Netaji Subhas Pally, Ras Bihari Street - 16, P.O. Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business

Indetified by Mr Kajal Chakraborty, . . Son of Santosh Chakraborty, Sramik Nagar, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Business

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

Execution is admitted on 03-12-2024 by Mr Sagar Saha, proprietor, M.K BUILDERS AND DEVELOPERS, 36/N, B.C. Roy Avenue, Ward No 42, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bonga, India, PIN:- 713202

Indetified by Mr Kajal Chakraborty, . . Son of Santosh Chakraborty, Sramik Nagar, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Business

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: Imbressed, Serial no 2767 Amount: Rs 50.00/-, Date of Purchase: 18/11/2024, Vendor name: SOMNATH CHATTERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 219828 to 219845
being No 230611989 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.12.06 11:29:46 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 06/12/2024

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