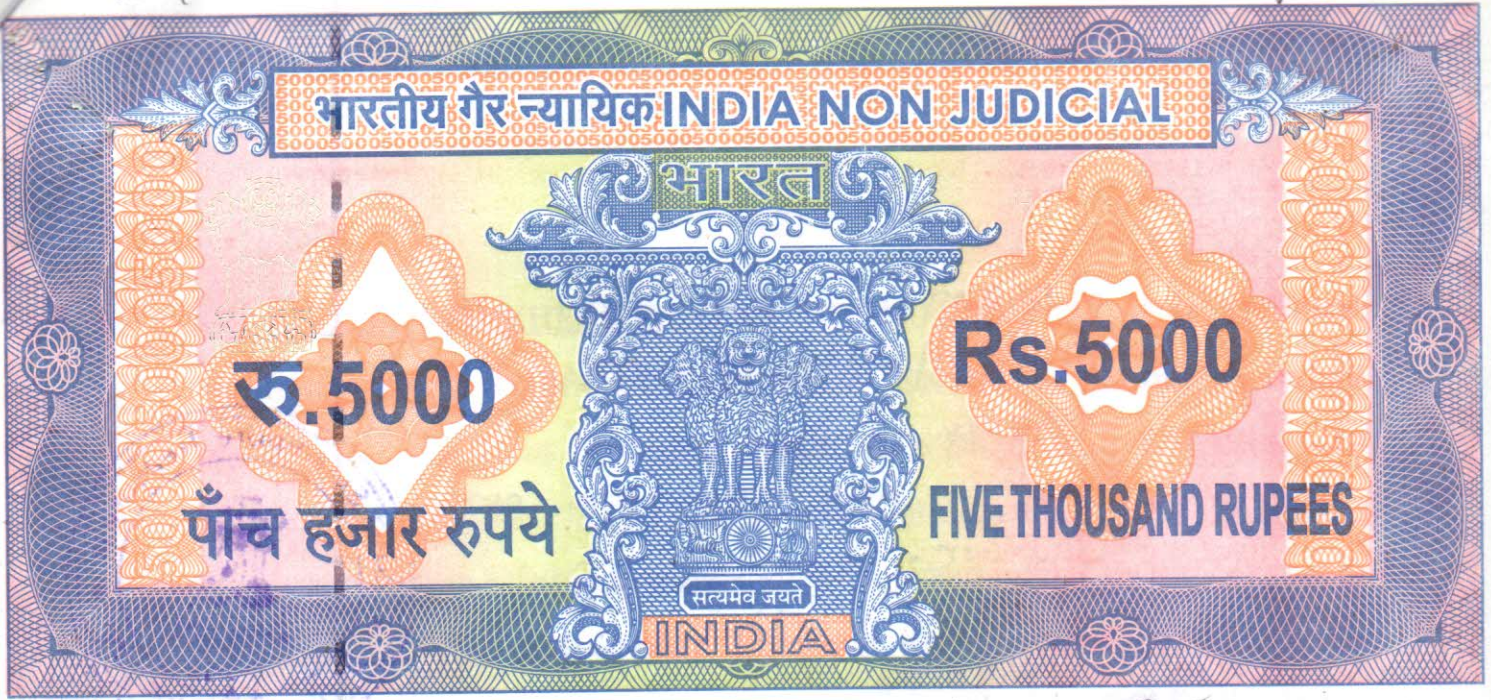


966/21

I - 810/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-2/260086

F 912134

Certified that Signature Sheet  
Attached herewith are part  
of the documents.

Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

**DEVELOPMENT AGREEMENT**  
**WITH GENERAL POWER OF**  
**ATTORNEY**

**THIS DEVELOPMENT AGREEMENT WITH GENERAL**

**POWER OF ATTORNEY** is made on this 12<sup>th</sup> day of february -

2021

**BETWEEN**

Contd.....2

11-50ans  
12/02/21

0005



নং ২৪০৭

সন ২০২১/২৯তম জানুয়ারি

ক্রেতার নাম S. Paul.

সাং

Adv. Serampore Court -

মূল্য - Five Thousand Rupees.

স্ট্যাম্প ভেডার - *[Signature]*

শ্রী অনিমেষ রক্ষিত

সাং. শ্রীরামপুর হুগলী



DEVELOPMENT AGREEMENT

POWER OF ATTORNEY

ORNEY

DEVELOPMENT AGREEMENT WITH GENERAL



DEVELOPMENT

Adl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

(2)

**SRI ANIRBAN MUKHERJEE**, (PAN-BIMPM3402K) son of Sri Debasish Mukherjee, by faith Hindu, by occupation- Service, by nationality Indian, residing at 124, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin- 712232, hereinafter jointly called the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE - PART**.

**A N D**

**M/S. MAHA NEER NIRMAN** (PAN-AAVFM4039L) a Partnership firm having its office at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232 , represented by its Partners namely (1) **SRI MITHUN BANDYOPADHYAY** (PAN-AGVPB3851B)son of Sri Dhrubesh Banerjee , by faith Hindu, by occupation Business, by nationality Indian residing at 11, K.C.M. Sarani, residing at P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232, (2) **SRI PULAK ROY**, (PAN-AVXPR4456K) son of Late Basudeb Roy , by faith Hindu, by occupation Business, by nationality Indian residing at 158, K.K.D. Road, P.O. Bhadrakali P.S. Uttarpara, Dist. Hooghly, Pin 712 232,, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns)of the **OTHER - PART**.

**WHEREAS ALL THAT** piece and portion of Bastu land Measuring more or less 01 Cottah 10 Chittacks 40 sq.ft. along with Structure standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4731 under L.R. Khatian No. 1247, in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 124, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly,

Contd.....3



Handwritten signature above the text.

Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

Pin- 712232 under Uttarpara-Kotrung Municipality .A.D.S.R.O., Uttarpara free from all encumbrances, originally belonged to Smt. Menoka Mukherjee, wife of Late Pinaki Mukherjee of Bhadrakali, Hooghly, which she purchased from one Sourendra Kumar Gupta by virtue of a registered Deed of Sale, duly registered at Registrar of Assurance, Kolkata , entered into Book No. 1, Volume No. 123, pages from 260 to 267, vide Deed No. 3458 for the year 1975.

**AND WHEREAS** on 16<sup>th</sup> March, 2011 said Smt. Menoka Mukherjee had gifted the said property to her Grandson Sri Anirban Mukherjee i.e. owner herein by virtue of a registered Deed of Gift, duly registered at Sub-Registry office Serampore, , entered into Book No. 1, Volume No. 4, pages from 725 to 738, vide Deed No. 02092 for the year 2011 and his name duly recorded in the L.R. Settlement records as well as in the assessment records of Uttarpara-Kotrung Municipality in respect of the said property.

**AND WHEREAS** the party of the first part decided to develop his property, as described in the schedule hereunder through the developer who at its own cost and expenses shall develop the same and the second party after getting the said information has agreed to develop the said property and **both the parties do hereby agree on the following terms and conditions:-**

- 1) That the owner has handed over all documents such as copy of title deeds, copy of records of rights, up to date municipal tax receipt, up to date khajna (land tax) in respect of Schedule property to the Developer at the time of execution of the agreement.
- 2) That the Owner hereby declare that he is the absolute owner of the said property in Schedule hereunder is the and has good, valid and marketable title and not subject matter of any mortgage, line, surety, attachment and not involved with any pending litigation and the property or any part of it has not been affected by any acquisition or



(4)

requisition and the property is free from all encumbrances whatsoever. The owner further declare that if any statement is found to be false subsequently he will be liable under the law and also liable to pay damages.

3) That in consideration of allowing the Developer to raise construction over the Schedule property the Developer shall hand over one flat measuring more or less 700 sq.ft. (Super built-up area) on the Second floor with habitable condition and completed in all respects and besides that the developer shall also pay a sum of Rs. 10,35,000/- (Rupees ten lac thirty five thousand) only and out of which a sum of Rs. 50,000/- (Rupees fifty thousand) is being paid at the time of execution of this Development Agreement-cum-General Power of Attorney and balance amount will be paid in the following manner :-

- a) Rs. 2,00,000/- (Rupees two lac) only at the time of roof casting of 2<sup>nd</sup> floor;
- b) Rs. 2,00,000/- (Rupees two lac) only at the time of roof casting of Top floor;
- c) Rs. 2,00,000/- (Rupees two lac) only at the time of flooring of 2<sup>nd</sup> floor;
- d) Balance at the time of possession of the owner's allocated flat;

4) That the owner shall deliver possession of schedule property as is where basis to the Developer is within 30 days from the date of execution of this agreement and the developer shall make alternative accommodation for the owner at its own costs and expenses till the possession of the owner's allocated flat.

5) That the building plan for construction of the proposed building shall be prepared by the Developer's appointed architect, engineer, in conformity with the building regulation of the West Bengal Municipal Act, 1993 and the existing bye-laws, if any of the local Municipality.

The owner further declares that if any statement is found to be false, he will be liable under the law and also liable to pay damages.

37. That in consideration of allowing the Developer to take possession over the schedule property the Developer shall pay over one lakh rupees (more or less) to the Developer (in cash or by way of bank transfer) with habitable condition and completed in all respects and besides that the Developer shall also pay a sum of Rs. 10,00,000/- (Ten lakhs only) and out of which a sum of Rs. 50,000/- (Fifty thousand) is being paid at the time of execution of the Development Agreement. General Power of Attorney and balance amount will be paid in the following manner:

- a) Rs. 2,00,000/- (Two lakhs only) at the time of roof casting of 2nd floor.
- b) Rs. 2,00,000/- (Two lakhs only) at the time of roof casting of Top floor.
- c) Rs. 2,00,000/- (Two lakhs only) at the time of flooring of

of possession of the owner's allocated flat. The Developer shall deliver possession of schedule property as is shown in the plan within 30 days from the date of execution of the plan and the developer shall make alternative arrangements for the owner at his own cost and expenses till the possession is handed over to the owner.



12  
Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

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That the building plan for construction of the proposed building shall be submitted to the Developer's appointed architect/engineer in accordance with the building regulation of the West Bengal Municipal Act, 1957 and the existing bye-laws of the local Municipality.

6) That the Developer shall bear all costs for preparation of building Plan and also shall deposit all costs and charges which will be required for the purpose of getting sanction of building plan or any supplementary plan or revised plan in accordance with the provision of West Bengal Building Rules.

7) That the Owner shall sign the building plan and shall observe all formalities which will be required for getting sanction of the same and shall also co-operate with the Developer for obtaining the sanctioned building plan.

8) That the developer will be entitled to remove and/or demolish all the construction and/or erections, if any, standing thereon and all such materials/scraps the reform will be the assets of the developer without any objection whatsoever therefore from the Owner.

9) That the Developer shall complete the entire construction of the proposed multi-storied building on the schedule mentioned property within 36 months from the date of getting sanctioned plan at its costs shall complete the construction of the proposed building together with common facilities in conformity with the sanctioned plan.

10) That the Developer shall have all rights to enter into agreement for sale, mortgage, lease out any purchaser/ person / company/ partnership firm out of the Developer's allocated constructed area and portion together with proportionate share of land of schedule mentioned property and have the right to accept all consideration money either advance or full consideration money either full advance or full consideration and have the right to give consent to the purchaser/s for taking loan from any authorized financial institution.

11) That the Developer shall have all right to deliver possession of its



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

allocated area in the proposed building together with proportionate share of land except the owner's allocated area as mentioned hereinbefore and also shall have right to give common area, facilities to the prospective purchaser/s entirely at its own risk and responsibility.

12) That the Owner shall have no claim, demand from the Developer whatsoever except as mentioned hereinbefore in the clause 3 and Developer will hand over the owner's allocated area within 36 - months from the date of getting sanctioned building plan or from the date getting vacant possession of the schedule property from the owner, whichever is later.

13) That the Owner shall always co-operate with the developer or its agents or persons engaged by them in the matter of construction and completion of the proposed building.

14) That the Owner shall not be liable to pay for any charges to the persons engaged by the developer for the said construction work on the said plot of land described in the Schedule "A" written hereunder.

(15) That the Developer at its own costs and expenses or advance taken from the prospective purchaser/s shall construct the building by engaging its men, money and material and keep stock of the building materials at the site of construction of the said building. The owner hereby authorize to the developer to do all lawful acts, deeds and things which will be necessary for the purpose of completion of construction work and shall grant other powers or authorize as may be reasonably required by the Developer.

(16) That in case of demise of the Owner during the period of construction and final transaction, his legal heirs will be substituted that the validity of this agreement is not ended, though separate Power of Attorney is to be given by the substituted heirs in favour of developer and



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Addl. Dist. Sub-Registra  
UTTARPARA, HOOGHLY

12 FEB 2021

in the event of any one's negligence or failure to do the same the legal heirs shall meet total loss and damages whatsoever caused to the Developer.

(17) That if any dispute and differences by and between the parties herein out of this agreement relating to their rights and liabilities hereunder shall be adjudicated by way of amicable settlement between them through an Arbitrator otherwise in failure the aggrieved party shall take legal steps against other party before the appropriate authority for proper relief & redress.

(18) That the Developer shall at its own risk and responsibility constructs the building on the Schedule property and the Owner shall not be liable in any manner whatsoever for any accident and/or incident.

(19) That the Owner shall be bound to submit the documents in respect of said schedule property to the developer as and when required.

(20) That the Owner shall enjoy and also allow enjoying the common passage, common theme, path, roof etc. whether necessary for common use of the building.

(21) That the Owner shall pay proportionate cost of maintenance for the building and shall join with the association to be formed by the Body of flat owners and so long association is not formed the maintenance fixed by the Developer shall be paid to the Developer.

(22) The Owner shall have right to mutate his name before the Municipality in respect of his allocated flats and shall pay Municipal Taxes in his own name and until and unless mutation is not be made the owner shall be liable to pay proportionate municipal taxes to the Developer from the date of getting possession from the Developer.



*[Handwritten Signature]*  
Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

(23) That the Owner will simultaneously with the execution of these presents execute one General Power of Attorney in favor of the M/S. MAHA NEER NIRMAN conferring the following powers:-

A) To appear and in all the court's civil, criminal whether criminal or appellate, Revenue Officer, Settlement Office, B.L. & L.R.O., Registration Office, Central Govt., State Govt., District Magistrate, Sub-Divisional Officer, District Board, Municipal Office and Notified area of any other Local Authority.

B) To sign and verify, plaint, written statement, written objection, written petition, write application, objection, appeals/Misc. Application, Cross Appeal, Revision, etc before any Court of Law and to file all application, petition etc. To protect have interest.

C) To appoint any advocate, agents, revenue agent or any other legal practitioner or any person legally authorized to do any act.

D) To compromise, compound or withdraw causes, to confess, judgment, to pray and relief and to refer cases to arbitration.

E) To file and receive back any documents, to receive or withdrawal money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.

F) To accept service of any summon, notice, written issued by any Court against me.

G) To purchase, refund of stamp duty, Court fees or repayment of stamps or Court fees.

H) To execute any order or any decree and to take delivery of possession if property in execution or to take payment in execution of money decree.

I) To sign building plan on behalf of the owner and submit the same before the Local Municipality and take delivery the sanctioned plan from the Municipality on my behalf and also deposit necessary charges to the



*[Handwritten Signature]*  
Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

municipality for sanction of any plan.

**J)** To negotiate with the intending purchaser/s in respect of the Developer's allocated portion in the proposed building on such price and on such terms and condition which my said attorney in his absolute discretion shall think fit and proper also sign and execute any agreement for sale and /or sale deeds on my behalf except owner's allocation mentioned hereinbefore.

**K)** To receive from the purchaser/s any advance money and/or earnest money and also full consideration money and give good valid receipt on my behalf.

**L)** To appear before any Sub-Registrar/Registrar for execution and registration of agreement for sale and deed of conveyance and other documents on my behalf except owner's allocation mentioned hereinbefore.

**M)** To appear before any court and sine, execute and deliver any documents relating to schedule property on my behalf.

**N)** To mutate the names of Purchaser/s of the schedule property in the rent roll of B.L. & L.R.O. Serampore - Uttarpara Circle as well as in the Uttarpara-Kotrung Municipality and sign, execute and deliver any documents relating to schedule property on my behalf.

**O)** To make necessary representation to the C.E. S.C. and other concern authorities for obtaining electric power for the said property and the building constructed thereon.

**P)** Generally to do all necessary act or acts which my said attorney or agent in relation to the matter aforesaid and all other matters in which may deem fit and proper or concerned and on my behalf to execute and to do all acts, deeds and things as fully and effectually in all respects as ourselves could do if I personally being present.



*m*  
Addl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

**AND We HEREBY** agree that all acts, deeds, matter, and things lawfully done by my said attorney shall be construed as acts, deeds, and things done by me. I undertake to ratify and confirm all whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue by these presents.

**THE SCHEDULE ABOVE REFERRED TO**

(Description of the property on which building will be constructed)

All that piece and portion of Bastu land Measuring more or less 01 Cottah 10 Chittacks 40 sq.ft. along with one storied cement flooring building measuring more or less 750~~sq~~ standing thereon, comprised in R.S. Dag No. 2700 under Khatian No. 1858 corresponding to L.R. Dag No. 4731 under L.R. Khatian No. 1247, in Mouza Bhadrakali, J.L. No. 9, being municipal holding No. 124, Kabi Kirandhan Road, P.O. Bhadrakali P.S. Uttarpara, District- Hooghly, Pin- 712232 under Uttarpara-Kotrung Municipality A.D.S.RO., Uttarpara.

**THE ENTIRE PROPERTY IS BUTTED AND BOUNDED BY:-**

**ON THE NORTH: -** : 10 ft. wide Municipal Road;

**ON THE SOUTH: -** : Property of B. Banerjee;

**ON THE EAST: -** : Property of Bhadrakali Atjheletic Club;

**ON THE WEST: -** : Property of T. B. Roy Chowdhury;



Adgl. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their hands & Seals on the day, month and year first above written.

**WITNESSES**

1) Jayeshri Mukherjee  
124, Kabi Kinam Dham Road  
P.O. - Bhadrakali, Dist - Hooghly  
PIN - 712232

Anirban Mukherjee

\_\_\_\_\_  
SIGNATURE OF THE OWNER

2) Soumitra Pan  
Makha, Uttarpara  
Hooghly. 712245

MAHA NEER NIRMAN  
Mishra Subodh, Suman Roy  
Partner Partner

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

Drafted by me:-

Soumitra Pan.

\_\_\_\_\_  
Soumitra Pan,

Advocate, Serampore Court  
WB / 1020 / 1983

Computer printed by me :

A. Chatterjee

Uttarpara, Hooghly.

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*[Faint, illegible text]*



*m*

Add. Dist. Sub-Registrar  
UTTARPARA, HOOGHLY

12 FEB 2021

# FINGER PRINTS OF BOTH HANDS



*Arinban Mukherjee*

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.  
H.  
F.  
P.  
  
R.  
H.  
F.  
P.

PHOTO



*Mithun Subapal*

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.  
H.  
F.  
P.  
  
R.  
H.  
F.  
P.



*Lalan Singh*

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.  
H.  
F.  
P.  
  
R.  
H.  
F.  
P.



Adl. Dist. Sub-Registrar  
UTTARPARA, HOOGLY

12 FEB 2021

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*Handwritten text in Bengali script, partially obscured.*

आयकर विभाग

INCOME TAX DEPARTMENT

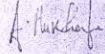
ANIRBAN MUKHERJEE

DEBASISH MUKHERJEE

02/10/1984

Permanent Account Number

BIMPM3402K



Signature



भारत सरकार

GOVT. OF INDIA



13122010

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PULAK ROY  
BASUDEB ROY

08/12/1977

Permanent Account Number

AVXPR4456K

*Pulak Roy*

Signature



PERMANENT ACCOUNT NUMBER

AGVPB3851B



नाम / NAME

MITHUN BANDYOPADHYAY

पिता का नाम / FATHER'S NAME

DHRUBESH BANDYOPADHYAY

जन्म तिथि / DATE OF BIRTH

26-04-1982

हस्ताक्षर / SIGNATURE

*Mithun Bandyopadhyay*

*Shahin*

आयकर अधिकारी (स्थायी) का कार्यालय,  
COMMISSIONER OF INCOME-TAX (S.O.), KOLKATA

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHA NEER NIRMAN



भारत सरकार  
GOVT. OF INDIA



15/06/2012

Permanent Account Number

AAVFM4039L

Signature

MAHA NEER NIRMAN

Mithun Bandyopadhyay  
Partner

Lulan Roy  
Partner



ভারত সরকার

Government of India

Enrollment No.: 1040/21049/18587

Download Date: 28/08/2017

To  
সোমনাথ দাস  
Somnath Das  
270  
2 NO GOVT COLONY  
Uttarpara Kotrung M  
Makhla  
Hooghly West Bengal - 712245

Generation Date: 06/08/2013

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8355 8503 0123

আমার আধার, আমার পরিচয়

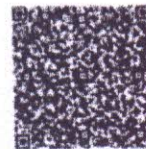


ভারত সরকার  
Government of India



সোমনাথ দাস  
Somnath Das  
জন্মতারিখ/DOB: 20/02/1990  
পুরুষ/ MALE

8355 8503 0123



আমার আধার, আমার পরিচয়

Somnath Das



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

GRN Details

GRN: 192020210225590441      Payment Mode: Online Payment  
GRN Date: 11/02/2021 22:16:24      Bank/Gateway: State Bank of India  
BRN : IK0AZBUIF6      BRN Date: 11/02/2021 22:02:02  
Payment Status: Successful      Payment Ref. No: 2000260086/6/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Pulak Roy  
Address: Uttarpara Hooghly  
Mobile: 8910449746  
Depositor Status: Buyer/Claimants  
Query No: 2000260086  
On Behalf Of: Mr Aloke Chatterjee  
Identification No: 2000260086/6/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000260086/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	71
2	2000260086/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	10378
			<b>Total</b>	<b>10449</b>

IN WORDS: TEN THOUSAND FOUR HUNDRED FORTY NINE ONLY.

## Major Information of the Deed

Deed No :	I-0621-00810/2021	Date of Registration	12/02/2021
Query No / Year	0621-2000260086/2021	Office where deed is registered	
Query Date	04/02/2021 11:12:40 AM	0621-2000260086/2021	
Applicant Name, Address & Other Details	Aloke Chatterjee 117, B. N. Road, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712258, Mobile No. : 9433649609, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,35,000/-]		
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 18,22,915/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,071/- (Article:48(g))	Rs. 10,378/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:124 JI No: 9, Pin Code : 712232


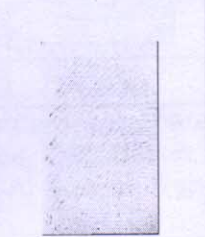
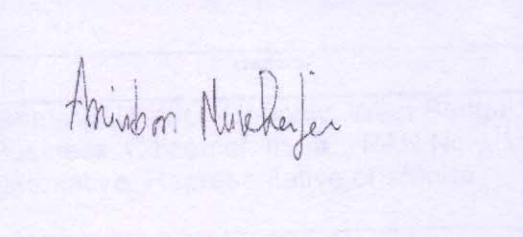
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4731 (RS :-)	LR-1247	Bastu	Bastu	1 Katha 10 Chatak 40 Sq Ft	10,000/-	12,60,415/-	Property is on Road ,Last Reference Deed No :0605-I -02092-2011
<b>Grand Total :</b>					<b>2.7729Dec</b>	<b>10,000 /-</b>	<b>12,60,415 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1,00,000/-	5,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>750 sq ft</b>	<b>1,00,000 /-</b>	<b>5,62,500 /-</b>	

**Lord Details :**



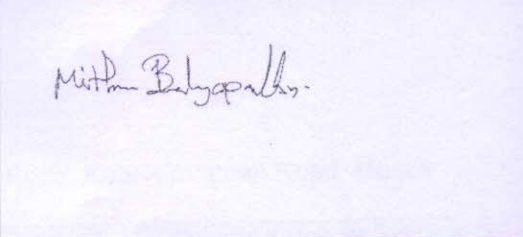


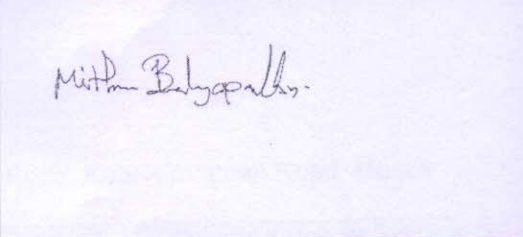


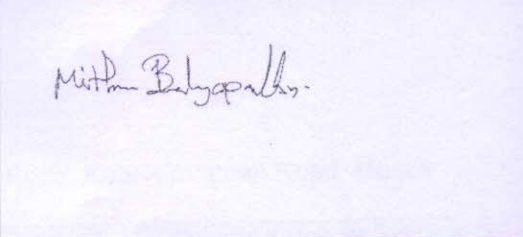
**Name,Address,Photo,Finger print and Signature**



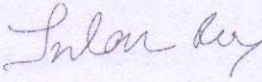
SI No	Name	Photo	Finger Print	Signature
1	<b>Mr Anirban Mukherjee</b> Son of Mr Debasish Mukherjee Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
		12/02/2021	LTI 12/02/2021	12/02/2021
124, Kabi Kirandhan Road, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BIXxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				

**Developer Details :**



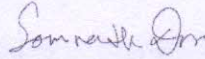
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Maha Neer Nirman</b> 158, K.K.D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Mithun Bandyopadhyay (Presentant )</b>                      Son of Mr Dhrubesh Banerjee                      Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 12 2021 1:11PM</td> <td>LTI 12/02/2021</td> <td>12/02/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Mithun Bandyopadhyay (Presentant )</b> Son of Mr Dhrubesh Banerjee Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office					Feb 12 2021 1:11PM	LTI 12/02/2021	12/02/2021
Name	Photo	Finger Print	Signature										
<b>Mr Mithun Bandyopadhyay (Presentant )</b> Son of Mr Dhrubesh Banerjee Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office													
	Feb 12 2021 1:11PM	LTI 12/02/2021	12/02/2021										
11, K. C. M. Sarani, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maha Neer Nirman (as Partner)													

Name	Photo	Finger Print	Signature
<b>Pulak Roy</b> Son of Late Basudeb Roy Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 Feb 12 2021 1:11PM	 LTI 12/02/2021	 12/02/2021
158, K.K.D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maha Neer Nirman (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Somnath Das</b> Son of Mr Paresh Das 270, 2 No. Govt. Colony, P.O:- Makhla, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712245	 12/02/2021	 12/02/2021	 12/02/2021
Identifier Of Mr Anirban Mukherjee, Mr Mithun Bandyopadhyay, Mr Pulak Roy			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Anirban Mukherjee	Maha Neer Nirman-2.77292 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Anirban Mukherjee	Maha Neer Nirman-750.00000000 Sq Ft

### Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: UTTARPARA-KOTRUNG, Road: Kabi Kirandhan Road, Mouza: Bhadrakali, , Holding No:124 JI No: 9, Pin Code : 712232

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4731, LR Khatian No:- 1247		Seller is not the recorded Owner as per Applicant.

12-02-2021

**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 11:50 hrs on 12-02-2021, at the Office of the A.D.S.R. UTTARPARA by Mr Mithun Bandyopadhyay ..

**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 18,22,915/-

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

Execution is admitted on 12/02/2021 by Mr Anirban Mukherjee, Son of Mr Debasish Mukherjee, 124, Kabi Kirandhan Road, P.O: Bhadrakali, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Service

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 270, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Others

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

Execution is admitted on 12-02-2021 by Mr Mithun Bandyopadhyay, Partner, Maha Neer Nirman (Partnership Firm), 158, K.K.D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 270, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Others

Execution is admitted on 12-02-2021 by Mr Pulak Roy, Partner, Maha Neer Nirman (Partnership Firm), 158, K.K.D. Road, P.O:- Bhadrakali, P.S:- Uttarpara, Uttarpara-kotrung, District:-Hooghly, West Bengal, India, PIN - 712232

Indetified by Mr Somnath Das, , , Son of Mr Paresh Das, 270, 2 No. Govt. Colony, P.O: Makhla, Thana: Uttarpara, , City/Town: UTTARPARA-KOTRUNG, Hooghly, WEST BENGAL, India, PIN - 712245, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,378/- ( B = Rs 10,350/- ,E = Rs 28/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,378/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/02/2021 10:18PM with Govt. Ref. No: 192020210225590441 on 11-02-2021, Amount Rs: 10,378/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AZBUIF6 on 11-02-2021, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

It is certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs 5,000/-  
Online = Rs 71/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no F912134, Amount: Rs.5,000/-, Date of Purchase: 29/01/2021, Vendor name: A  
RAKSHIT

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/02/2021 10:18PM with Govt. Ref. No: 192020210225590441 on 11-02-2021, Amount Rs: 71/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0AZBUIF6 on 11-02-2021, Head of Account 0030-02-103-003-02

*Sravan*

**Sravani Bhattacharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. UTTARPARA**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0621-2021, Page from 37752 to 37776

being No 062100810 for the year 2021.



Digitally signed by Sraboni Bhattacharya  
Date: 2021.02.24 15:36:41 +05:30  
Reason: Digital Signing of Deed.

*Bhattacharya*

(Sravani Bhattacharya) 2021/02/24 03:36:41 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. UTTARPARA  
West Bengal.

(This document is digitally signed.)

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