

6744/25

1-6715/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 768536

12.37
24/8/25
24/8/25

It is declared that the Endorsement
and the Signature Sheet's
attached to this document
are part of the Document.



BANERJEE ENTERPRISE
Somen Banerjee
Proprietor

20/8/25
Additional District Sub Registrar
Gurdwan, Dt.-Purba Bardhaman
Chopra A.D.

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

27 AUG 2025

2505 2024 13

Sl. No. 5470 Sale Date 27/8/2025
Sold to Soumen Banerjee Son of
of Haripur, Raina, Purba Bardhaman
Value Rs. 100 Price Rs. 12
This Stamp Paper Purchased from Purba Bardhaman
Burdwan Treasury No.-1, Date on 22 MAY 2025
Stamp Vendor :- Golam Mohabub
Purba Bardhaman A.D.S.R. Office, Purba Bardhaman
Licence No.-7/1976/77

Golam Mohabub



Additional District Sub Registrar
Burdwan, Dt. - Purba Bardhaman

27 AUG 2025

Soumen Banerjee

Rimpa Chakraborty Banerjee

BANERJEE ENTERPRISE

Soumen Banerjee

Proprietor

KNOWN ALL MEN AND WOMEN BY THESE PRESENT THAT WE,

1. **Mr. SOUMEN BANERJEE**, S/o Late Arobinda Banerjee, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; having **PAN: CBFPB9702E**; &

2. **Mrs. RIMPA CHAKRABORTY BANERJEE**, W/o Soumen Banerjee, by Religion Hindu, by Nationality: Indian, by Occupation: Housewife, Resident of Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; having **PAN: CBFPB9701H**; hereinafter jointly referred to as the hereinafter referred to and called for the sake of brevity as "**PRINCIPALS**" cum "**LAND LORDS**" (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.). **SEND GREETINGS: -**

WHEREAS the **PRINCIPALS** herein, as lawful owners of the land, more fully described in the SCHEDULE hereunder, to develop multi-storied Residential complex thereon, consisted of several self-contained Flats, parking spaces and Commercial Spaces (IF ANY) together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with "**BANERJEE ENTERPRISE**" (Sole Proprietorship) having its Regd. Office at Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; having **PAN: CBFPB9702E**; represented by its Proprietor namely **Mr. SOUMEN BANERJEE**, S/o Late Arobinda Banerjee, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; having **PAN: CBFPB9702E**; hereinafter called and referred as the **DEVELOPER cum PROMOTER**, which has been registered at the office of the

Soumen Banerjee

Rinina Chakraborty Bose

BANERJEE ENTERPRISE

Soumen Banerjee
Proprietor

A.D.S.R, PURBA BARDHAMAN and recorded as **Development Agreement Deed No. I - 6707 for the year' 2025.**

AND WHEREAS accordingly to materialize the aforesaid project, **We, the PRINCIPALS** herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement, do hereby executing the instant Power of Attorney to nominate, constitute and appoint our **DEVELOPER** named **"BANERJEE ENTERPRISE"** (Sole Proprietorship) having its Regd. Office at Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; having **PAN: CBFPB9702E**; represented by its Proprietor namely **Mr. SOUMEN BANERJEE**, S/o Late Arobinda Banerjee, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of Vill. Haripur P.O. Natu, P.S. Raina, Dist. Purba Bardhaman, Pin-713124; **having PAN: CBFPB9702E**; to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder: -

1. To work, manage, control and supervise the management of all and administer the properties on behalf of the Principals of this Power of Attorney.
2. To sign all letters (including the written consent of the Principals of this Power of Attorney to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on behalf of the Principals of this Power of Attorney, assurances or any other instruments requiring the signature of Principals of this Power of Attorney in that case the attorney holder can execute on behalf of the principals.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation, amalgamation in

Soumen Banerjee

Prima Chakraborty Banerjee

BANERJEE ENTERPRISE
Soumen Banerjee
Proprietor

the name of the Principals of this Power of Attorney and to sign on giving acknowledgements receipt on behalf of the Principals of this Power of Attorney.

4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Principals of this Power of Attorney shall be entitled to present and/or to acknowledge any of the various deeds, documents, declarations, consents, applications, receipts and discharges for moneys received on behalf of the Principals of this Power of Attorney, assurances or any other instrument requiring the signature of the Principals of this Power of Attorney before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by Power of Attorney Holder on behalf of the Principals of this Power of Attorney and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Principals of this Power of Attorney.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Principals of this Power of Attorney, assurances or any other instrument requiring the signature of the Principals of this Power of Attorney and signed by them under these presents and hand over the same for safe custody.

6. To present the Principals of this Power of Attorney if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Principals of this Power

Subscribed for
A.S.

Soumen Banerjee

Priya Chakraborty Bose

BANERJEE ENTERPRISE
Soumen Banerjee
Proprietor

of Attorney for the purpose of conducting the litigations, if any, as the said attorney of the Principals of this Power of Attorney shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.

7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the First Schedule hereinafter.

8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Principals of this Power of Attorney being the Owner and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may require if necessary and for that purpose the said attorney of the Principals of this Power of Attorney is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Assurances or any other registering authority officer of officers as occasioned shall or may require.

9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Principals of this Power of Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents and the Principals of this Power of Attorney further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Principals of this Power of Attorney or any other instrument requiring our signature in connection

Soumen Banerjee

Rimpa Chakraborty Banerjee

BANERJEE ENTERPRISE
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with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Principals of this Power of Attorney shall be construed as being signed and / or executed by the Principals of this Power of Attorney being the Owner and / or done by themselves.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Principals of this Power of Attorney.

11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.

13. To prepare building plan, design work and to put signature on behalf of the Principals of this Power of Attorney as the lawful attorney of the Principals of this Power of Attorney in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Principals of this Power of Attorney and on behalf of the Principals of this Power of Attorney in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating

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Prima Chakraborty Banerjee

BANERJEE ENTERPRISE
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thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Principals of this Power of Attorney being the Owner as the lawful attorney of the Principals of this Power of Attorney.

14. To appear for and on behalf of the Principals of this Power of Attorney in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

15. To sign, execute and verify and file all complaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Principals of this Power of Attorney. And the Principals of this Power of Attorney being the Owner do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Principals of this Power of Attorney shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.

Saumen Banerjee

Pinnal Chakraborty Banerjee

BANERJEE ENTERPRISE

Saumen Banerjee

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17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multi-storeyed residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.

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Prima Chakraborty Banerjee

BANERJEE ENTERPRISES

Suman Banerjee

Proprietor

- 23.** To pay all the taxes to the concern authority relating to the said property until the completion of the building.
- 24.** To file or defend any suit on behalf of the Principals of this Power of Attorney regarding the First Schedule mentioned property and sign, verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Principals of this Power of Attorney.
- 25.** To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
- 26.** To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 27.** To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
- 28.** To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
- 29.** To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
- 30.** To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Principals of this Power of Attorney being the Owner are or may be party or any way interested.

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Pinna Chakrabarty Banerjee

BANERJEE ENTERPRISE

Same Banerjee

Proprietor

31. To negotiate for sale of the First Schedule mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

32. To execute, sign and enter into any kinds of Contract like an agreement for sale on behalf of the Principals of this Power of Attorney in respect of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

33. To sign, admit and execute any kinds of Contract like the sale deed in favour of the prospective purchasers in respect of the Developer's Allocation and to receive consideration from them in respect of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executants in respect of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

34. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount on behalf of the OWNER in respect of DEVELOPER's allocation and to keep, retain and

Somen Banerjee

Priyanka Chakrabarty Banerjee

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enjoy and deposit the said amount in the Bank Accounts of the DEVELOPER in respect of Developer's allocation and the said amount of the said consideration amount of the flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the DEVELOPER'S ALLOCATION in any Registering Office by representing the OWNER and by signing on his behalf and by admitting any document and deed on his behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

36. To deliver the possession in favour of the buyer on behalf of the Principals of this Power of Attorney being the Owner.

37. Generally to Act as the Attorney or Agent of the Principals of this Power of Attorney in relation to the matter aforesaid and all other matters in which the Principals of this Power of Attorney being the Owner may be interested or concerned and on behalf of the Principals of this Power of Attorney to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Principals of this Power of Attorney being the Owner and/or themselves to do if personally present.

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Amna Chakrabarty Banerjee

BANERJEE ENTERPRISE
Same Banerjee
Proprietor

The **PRINCIPALS** doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of these present.

AND

The **PRINCIPALS** hereby records and declares that this power of attorney shall be irrevocable and shall also be binding upon the **PRINCIPALS** and their heirs, executors, administrators, legal representatives and/or assigns till completion of proposed multi-storied Residential Complex, on the land, more fully described in the Schedule hereunder and delivery of possession to individual purchaser(s) by the **DEVELOPER**.

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

Subordinate for Adm.

ALL THAT PIECES AND PARCELS OF VACANT LAND within **P.S. BARDHAMAN SADAR, Dist. PURBA BARDHAMAN**, appertaining to **L.R. Khatian Nos. 9091 & 9051**, comprising in **R.S. Plot No. 620(P)** corresponding **L.R. Plot No. 1193**, measuring a total area of land **6 Decimals** BY Classification of Land **BASTU** situated within **Mouza - BALIDANGA, J.L. No. 35**, within the jurisdiction of **BURDWAN MUNICIPALITY**, within **Mahalla CHOTONILPUR WEST PARA**, comprising in **Municipal Holding No. 123/1**, within **Ward No. 14**, whereas the Property is having the Approach Road of **22 Feet wide Municipal Metal Road**. And the entire property is butted & bounded as hereafter.

ON THE NORTH BY: PROPERTY OF SUBHENDU MUKHERJEE

ON THE SOUTH BY: 22 FEET WIDE ROAD (IT BHATA Road)

ON THE EAST BY: 21 FEET 9 INCHS WIDE ROAD (BARANILPUR Road)

ON THE WEST BY: 12 FEET WIDE ROAD (UMR 14)

Revenue payable to the State of West Bengal through B.L & L.R.O,
Burdwan-I.

IN WITNESSES WHEREOF, We, the PRINCIPALS and ATTORNEY
herein do hereby put finger prints of our both hands and also put our
respective signatures on **this deed of Power of Attorney** in the presence
of following witnesses on this **27TH day of AUGUST, 2025.** (Read over in
English & explained in Bengali.)

SIGNED AND SEALED at Purba Bardhaman,

In presence of WITNESSES: -

1. *Abhijit Ghosh*
s/o *Ananta Ghosh*
Dhabani Trakulane
Burdwan
2. *Swaraj K. Mukhopadhyay*
A.O.

Soumen Banerjee

Pinna Chakraborty Banerjee

Signatures of the PRINCIPALS

BANERJEE ENTERPRISE
Soumen Banerjee
Proprietor

Drafted by me

Signatures of the ATTORNEY

Swaraj K. Mukhopadhyay
A.O.

Advocate

District Judges' Court, Purba Bardhaman.

Enrolment No:

WB/442/1995

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE Soumen Banerjee

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE Rimpa Chakraborty Banerjee

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Soumen Banerjee

SIGNATURE

BANERJEE ENTERPRISE
Soumen Banerjee

Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोमन बानर्जी
SOMEN BANERJEE

22/01/1980
Permanent Account Number
CBFPB9702E

सोमन बानर्जी
Signature

02/12/2014

Somen Banerjee



Rimna Chakraborty Banerjee

ZNT1100502

ঠিকানা:
মুসলমানপাড়া, বাউরিপাড়া, ব্রাহ্মণপাড়া, বোস্তামপাড়া, মুসলমান
পাড়া, হরিপুর, রাজনা, বর্ধমান-713124

Address:
MUSALMANPARA, BAURIPARA, BRAHMA
NPARA, BOSHTAMPARA, MUSALMAN
PARA, HARIPUR, RAJNA, BURDWAN-7131
24

Date: 19/12/2012

261-রাজনা (উপনির্ভুক্ত) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
261-Rajna (SC) Constituency

উপস্থাপন করিতে হইলে নতুন ঠিকানায় যেখানে নিম্ন লিখিত নং ফর্ম ৩ প্রমাণ
নথীভুক্ত নতুন স্থানীয় পরিচয়পত্র পাঠ্যক্রম অনুযায়ী নির্বাচন কর্তৃক এই
স্বাক্ষরপত্রের অনুলিপি প্রেরণ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ZNT1100502

নির্বাচকের নাম : রিম্পা চক্রবর্তী
(ব্যানার্জী)
Elector's Name : Rimpa Chakraborty
(Banerjee)

স্বামীর নাম : সৌমেন ব্যানার্জী
Husband's Name : Soumen Banerjee

লিঙ্গ/Sex : ছি/ফ
জন্ম তারিখ
Date of Birth : 21/11/1968

Rimpa Chakraborty Banerjee



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1157411



নির্বাচকের নাম : অভিজিৎ ঘোষ

Elector's Name : Abhijit Ghosh

পিতার নাম : অনন্ত কুমার ঘোষ

Father's Name : Ananta Kumar Ghosh

লিঙ্গ/সেক্স : পুরুষ/M

জন্ম তারিখ : XXXX/1991

UWX1157411

ঠিকানা:

৩নং ভবানী ঠাকুর লেন, শ্যামলাল রোড এস সি. মি,
বর্ধমান, বর্ধমান (সদর), বর্ধমান, 713104

Address:

3NANG BHABANI THAKUR
LEN, SHYAMALAL ROD ES SI. MI,
BARDHAMAN, BURDWAN (SADAR),
BURDWAN, 713104

Date: 19/11/2010

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

260-Burdwan Dakshin Constituency

বিদ্যমান পরিবর্তন হলে সফল ঠিকানায় যেটির নিন্দে সনদ দেয়া ও একটি
সনদের সফল সনদ পরিবর্তন পাওয়ার জন্য নির্দিষ্ট বর্ডে এই
পরিবর্তনের সনদটি উত্তোলন করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

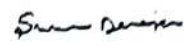
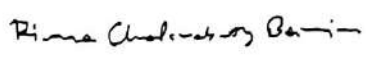
Deed No :	I-0203-06715/2025	Date of Registration	27/08/2025
Query No / Year	0203-8002448007/2025	Office where deed is registered	
Query Date	27/08/2025 12:53:03 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ABHIJIT GHOSH Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908211746, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 41,45,454/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020306707/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga,
Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1193	LR-9091	Bastu Bastu	3 Dec		20,72,727/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1193	LR-9051	Bastu Bastu	3 Dec		20,72,727/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :		6Dec	0 /-	41,45,454 /-	
		Grand Total :		6Dec	0 /-	41,45,454 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Soumen Banerjee (Presentant) Son of Late Arobinda Banerjee Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office		 Captured LTI 27/08/2025	Signature  27/08/2025
Village:- Haripur, P.O:- Natu, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: cbxxxxxx2e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office				
2	Name Mrs Rimpa Chakraborty Banerjee Wife of Mr Soumen Banerjee Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office		 Captured LTI 27/08/2025	Signature  27/08/2025
Village:- Haripur, P.O:- Natu, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: cbxxxxxx1h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/08/2025 , Admitted by: Self, Date of Admission: 27/08/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BANERJEE ENTERPRISE Village:- Haripur, P.O:- Natu, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 , PAN No.:: cbxxxxxx2e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Soumen Banerjee Son of Late Arobinda Banerjee Date of Execution - 27/08/2025, , Admitted by: Self, Date of Admission: 27/08/2025, Place of Admission of Execution: Office	Photo  Aug 27 2025 1:07PM	Finger Print  Captured LTI 27/08/2025	Signature  27/08/2025
Village:- Haripur, P.O:- Natu, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: cbxxxxxx2e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BANERJEE ENTERPRISE (as PROPRIETORSHIP)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH MITHAPUKUR, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
	27/08/2025	27/08/2025	27/08/2025
Identifier Of Mr Soumen Banerjee, Mrs Rimpa Chakraborty Banerjee, Mr Soumen Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Soumen Banerjee	BANERJEE ENTERPRISE-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Rimpa Chakraborty Banerjee	BANERJEE ENTERPRISE-3 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1193, LR Khatian No:- 9091	Owner:সৌমেন বানার্জী, Gurdian:অরবিন্দ , Address:দিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1193, LR Khatian No:- 9051	Owner:রিশমা চক্রবর্তী বানার্জী, Gurdian:সৌমেন বানার্জী, Address:দিজ , Classification:ভাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020306715 / 2025

On 27-08-2025

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 12:37 hrs on 27-08-2025, at the Office of the A.D.S.R. Bardhaman by Mr Soumen Banerjee, 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 41,45,454/-

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

Execution is admitted on 27/08/2025 by 1. Mr Soumen Banerjee, Son of Late Arobinda Banerjee, P.O: Natu, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Hindu, by Profession Business, 2. Mrs Rimpa Chakraborty Banerjee, Wife of Mr Soumen Banerjee, P.O: Natu, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Hindu, by Profession House wife

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, MITHAPUKUR, P.O: RAJBATI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

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

Execution is admitted on 27-08-2025 by Mr Soumen Banerjee, PROPRIETORSHIP, BANERJEE ENTERPRISE, Village:- Haripur, P.O:- Natu, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, MITHAPUKUR, P.O: RAJBATI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2025 1:23PM with Govt. Ref. No: 192025260235234938 on 27-08-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 6640075396917 on 27-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5470, Amount: Rs.100.00/-, Date of Purchase: 27/08/2025, Vendor name: GOLAM MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/08/2025. 1:23PM with Govt. Ref. No: 192025260235234938 on 27-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 6640075396917 on 27-08-2025, Head of Account



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 0203-2025, Page from 171580 to 171606
being No 020306715 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.09.10 16:01:08 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 10/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.