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AA 190982

Admissible U/R 21 duty stamp or exempt from or does not require stamp duty) under the Indian Stamp Act 1899
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District Registrar
 Purba Medinipur
 WEST BENGAL

08 DEC 2020

Anati Mahapatra
 Sipra Bhowmik
 Pralay Bera.

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOP AGREEMENT is made on this the 7th day of December, 2020 in favour of ARINDAM BERA(PAN No. BHFPB8553A, AADHAAR No. 667451809294), Son of Sri Dhananjoy Kumar Bera, by faith - Hindu, by Nationality: Indian, by occupation- Business, residing at Village - Sahapur, Post Office - Kolaghat, Police Station- Kolaghat, District- Purba Medinipur, Pin Code - 721134 (hereinafter referred to as the ATTORNEY)

Dhananjoy Kr. Bera
 Anam Majhi
 Snehasree Chatterjee

Arindam Bera

4.30 P.M.
 7.12.2020
 A-8-1676537/2020
 07/12/2020
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 ০৭/১২/২০২০
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 পোঃ জেলা
 জেলা
 ভোগ্য: কুমারি বিহার

এ. ডি. এস. ডি. ডি. ডি. ডি. ডি.
 লাইসেন্স নং- ৪/২২ পূর্ব মেদিনীপুর

Phananjay ka Berg

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Suman Zangi



vctm 1333

District Sub-Registrar
 Purba Medinipur
 Tamruk

07 DEC 2020

Sreerup Chattaraj



vctm 1334

Avijit Jone
 S/o- Late Ramjit Jone
 via- Buidabon pur.
 P.O - Mechede
 PS - Kealeshat
 Dist - Purba medinipur
 721137

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vctm 1335

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) DHANANJOY KUMAR BERA (PAN: AEGPB5827E, AADHAAR No.950441306407), Son of Late Sitaram Bera, by faith: Hindu, by nationality: Indian, by occupation: Business, at present residing at: Village Sahapur, Post & P.S.- Kolaghat, District: Purba Medinipur, Pin Code: 721134; (2) SUMAN MAJI (PAN: ADSPM4638F, Aadhaar No. 738980110722), son of Sri Bangajiban Maji, by faith - Hindu, Citizen of India, by occupation - business, residing at Village - Paikpari, Post Office-Kolaghat, Police Station - Kolaghat, District- Purba Medinipur, Pin Code - 721134; (3) SREERUP CHATTARAJ (PAN:ACZPC7590C, AADHAAR NO.419207836446), S/o Sri Shyamal Baran Chattaraj, by faith-Hindu, by Nationality: Indian, by occupation - Service, residing at 58/23, Prince Anwar Shah Road (Lake Gardens), Lake, Kolkata, Post office- Lake Gardens, Police Station- Lake, Pin Code - 700045; (4) ARATI MAHAPATRA (PAN: BHGPM1418J, AADHAAR NO. 234354654601), wife of Sri Pratul Kumar Mahapatra, by faith-Hindu, by Nationality: Indian, by occupation - House Wife, at present residing at Village- Sahapur, Post Office- Kolaghat, Police Station - Kolaghat, District - Purba Medinipur, Pin Code - 721134; (5) PRATAP BERA (PAN: AHNPB3915H, AADHAAR NO.321652312851), son of Late Kishan Chandra Bera, by faith - Hindu, by Nationality: Indian, by occupation - Service, residing at present at Shiva Apartment, Flat No.-201, 53-Bansdrone, Government Colony, Kolkata-700070; And

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Dhananjay K. Bera

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District Sub-Registrar
Purba Medinipur
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(6) **SIPRA BHOWMIK** (PAN: BBFPB6358F, AADHAAR NO. 438470954600), wife of Dr. Anil Kumar Bhowmik, by faith-Hindu, by Nationality: Indian, by occupation – House Wife, residing at Village & Post Office – Goura, Police Station – Daspur-II, District-Paschim Medinipur, Pin Code – 721146; all hereinafter jointly called and referred to as the **PRINCIPALS** (Which expression shall unless excluded by or repugnant to the Context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **SEND GREETINGS.**

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WHEREAS the Principals and the Attorney are the Owners (hereinafter also referred to as the **LAND OWNERS**) of different adjacent plots of land (referred to as the **SUBJECT LAND**) measuring a total area of **42.75** **dismal** (morefully described in Schedule-"A" hereto attached) in plots no. 1810, 1811 and 1812 at Mouza-Paikpari, J.L. No.286 under Kola-II Gram Panchayat, P.S. Kolaghat, Block-Panskura-II, Dist.-Purba Medinipur-721134;

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AND WHEREAS the Land Owners have entered into a Development Agreement (herein referred to as the **Agreement**) with **SOVA REAL ESTATE LLP**, a Limited Liability Partnership Firm incorporated under the Registrar of Companies, West Bengal under the Ministry of Corporate Affairs, Government of India, being **LLP Identification No. AAE3783, PAN ACVFS7385K** having

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registered office at Avanti Villa, Village - Sahapur, Post Office - Kolaghat, Police Station - Kolaghat, District - Purba Medinipur, Pin Code - 721134 (hereinafter referred to as the **DEVELOPER**), registered with the District Sub-Registrar Purba Medinipur, in Book No. 4 Volume No. 1101-2020 Being No. 110108578 for the year 2020

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AND WHEREAS in terms of the said Agreement, the Land Owners and the Developer have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Subject Land upon the terms and conditions as more fully contained therein.

AND WHEREAS in terms of the said Agreement the Principals are executing this Power of Attorney in favour of the Attorney to do all acts deeds and things as and for the purposes relating to the Subject Land and the Project and the related purposes hereinafter contained.

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AND WHEREAS all terms and expressions herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

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NOW KNOW YE BY THESE PRESENTS, we the Principals above named do hereby nominate constitute and appoint the Attorney as our true and lawful Attorney for in the name and on behalf of the Principals to do, execute, act, exercise and perform and cause to be done and

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perform with effect from the date of execution, all or any of the following acts, deeds matters and things relating to the Subject Land and the Project and related purposes i.e to say:-

- a. To cause survey, measurement, soil test, planning and other related works at the Subject Land.
- b. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or any other correction, modification, alteration or other recording in respect of the Subject Land in the records of any authority and to do all acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney.
- c. To deal any claim of any third party in respect of the Subject Land and to oppose or settle the same.
- d. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanction by the concerned appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as may be modified revalidated revised altered and/or renewed.
- e. To process the application for the sanction of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal

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and/or such other orders and permissions for the Building Plans for construction at the Subject Land.

- f. To sign and submit applications, declarations, undertakings, Affidavits, Statements, Returns to the Government and/or the Authorities under any statute and to obtain necessary clearances, exemptions, sanctions and permissions required for development and construction as per the laws of the State;
- g. To apply for and obtain from all statutory authorities concerned the required Licenses, Consents/ Permissions/ No-Objection Certificates/ Commencement Certificates for development and construction of buildings on the Subject Land and to apply for and obtain electrical, water and sanitary connections and in this regard to sign and execute all applications, affidavits, declarations, indemnities, plans and other documents;
- h. To appoint and terminate the appointment of Architects, Engineers, Legal Practitioners, Chartered Accountants, Contractors, Workers for development and other purposes connected with the Project;
- i. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Land and every part thereof and do all acts deeds and things in connection therewith.

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j. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them.

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k. To accept or object to the assessments made from time to time of property taxes or valuation in respect of the Subject Land or the building or buildings that may be constructed thereon or any part thereof by the competent authorities and to attend all hearings and have the same finalized.

l. To pay all charges, rates, taxes, land revenue, and other outgoings with regard to the Subject Land and development thereon and obtain receipts therefore and to pay all deposits/ charges/ fees, payable for obtaining licences/ sanctions/ clearances/ permissions with regard to the Project and also to receive refund of the excess amounts, if any from the concerned authorities and to grant receipts and discharges in respect thereof;

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m. To construct or reconstruct or repair boundary walls, fencing, dividers etc., at the Subject Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary

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sheds , Structures etc for storage of building materials or site offices.

- n. To give notice to all concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
- o. To apply for and obtain quotas/ permits/ allocations of cement, bricks, steel and other Building Materials, in respect of the Project;
- p. To carry out excavation, demolition, piling, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Land in respect of the Project.
- q. To inform all concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in any plans in terms of the applicable rules and to get the same regularized.
- r. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, bore well, generator, transformers, Lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections etc. and/or other utilities inputs and facilities from the appropriate authorities and

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statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

- s. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Land in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
- t. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
- u. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all registrations, licenses and permissions under the said Act and all other acts and statutes, as applicable.
- v. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
- w. To insure and keep insured the New Building or any other part of the Project or any materials equipments or machineries against loss or damage by fire earthquake and or other risks if and as be deemed

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necessary and/or desirable by the said Attorney and to pay all premium therefore.

- x. To obtain loans and finance from any Banks and/ or the Financial Institutions in terms of the Development Agreement and in the manner permitted under the Development Agreement but without however creating any financial obligation of repayment upon the Principals.
- y. To grant consent and NOCs and permit the Transferees to take home loans and/ or home finances from any Bank or Financial Institutions and deal with the banks/FIs and/or their officers and/or assigns in connection with the NOC, consents, etc. from them.
- z. To produce or give copies of the original title deeds or documents relating to the Subject Land to any person in accordance with the Development Agreement.
- aa. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, Sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
- bb. Upon sanction of the Building Plans, to negotiate with the person or persons interested in obtaining

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Transfer and/ or otherwise acquiring Transferable Areas in the Project attributable to Developer's Allocation and take and accept bookings and applications for allotment of Units, parking spaces and other Transferable Areas and enter into agreements for Transfer and to Transfer and or part with possession of all or any such Units, Parking Spaces and other Transferable Areas under Developer's Allocation along with undivided proportionate share in the Subject Land attributable thereto or any portion thereof to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement and in connection therewith:

- To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Land or part thereof:
- To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law and in such manner as may be required.
- To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except the Areas identified and forming part of the allocation of the Principals) in the

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manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

- To cancel or terminate any booking and terminate any contract agreement with any Transferee as per the terms and conditions of the Development Agreement.
- cc. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer there under.
- dd. Upon completion of the construction, to Transfer and or part with possession of all or any Units and Parking Spaces under Owners' Allocation along with undivided proportionate share in the Subject Land attributable thereto or any portion thereof to the respective Owners as per the Development Agreement.
- ee. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.

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ff. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Common Areas and Installations as Maintenance in Charge and for the purpose to form a non-profit making company or association or society as per the terms of the Development Agreement.

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gg. For all or any of the purposes herein stated to prepare, sign, execute, modify, alter, draw, approve, rectify, and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, assignments, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney and as per the terms and conditions of the Development Agreement.

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hh. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/ or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including

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the bank finance documents, mortgage deeds, if any, executed by the said Attorney by virtue of the powers hereby conferred.

- ii. To commence prosecute enforce defend answer and oppose all actions Suits writs, appeals revisions, reviews, arbitration proceedings, and other legal proceedings and demands, civil criminal or revenue, concerning and/or touching any of the matters here in and if though fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any court, Civil or criminal or revenue, arbitration tribunal, debt recovery tribunal, any other tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, Presiding officers, authorized officers and to sign declare verify and or affirm any plaint written statement, petition, consent petition, affidavit, vakalatnama, warrant of attorney, Memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and or as the said attorney or attorneys may think fit and proper.

- jj. To appear and represent the Principals before any Relevant Authority, in connection with the terms and conditions of this Power of Attorney and to affirm all

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deeds, documents and writings executed by the said Attorney by virtue of the powers hereby conferred.

- kk. To receive all letters parcels or other postal articles and documents in respect of the Subject Land or relating to the Project and to grant proper and effectual receipt thereof.

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- ll. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Land and the Project and the Transfers and related purposes which the Principals itself could have lawfully done under their own respective hands and seals, if personally present.

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AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

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AND it is clarified that while exercising the powers hereby conferred on the said Attorney, he shall not do any act or deed which would go against the provisions of the Development Agreement or impair or affect the rights and

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entitlement of the Principals and by executing this Power of Attorney, the obligations of the Principals under the Development Agreement shall not be absolved or diluted and further by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non-compliance under the Development Agreement shall not be affected.

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SCHEDULE "A" SUBJECT LAND

ALL THAT a piece and parcel of land measuring about 42.75 Decimals comprised in Dag No. 1810, 1811 and 1812 under Khatian No. 470/1, 2553, 4033, 4034, 4035, 4624 and 4605, more or less and adjacent to each other situated at Mouza: Paikpari, J.L. No.: 286, within Kola-II Gram Panchayet, Police Station: Kolaghat, District: Purba Medinipur.

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Butted and bounded as follows:

ON THE NORTH : House of Sri Gour Sen on on Plot No. 1811 and Vacant Plot No. 1806 belonging to Debasish Manna and brothers

ON THE SOUTH : Residential Flats of Avanti Villa Apartments on plot 1859 and residential flats of Binapani Apartments on Plot 1812.

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ON THE EAST : House of Sri Asish
Chakraborty on plot No. 1809
and House of Late Ram
Mahapatra on plots No. 1808
& 1809. *Mahapatra*

ON THE WEST : Common Passages on Plot
No. 1811 and Land on plot
No. 1812 owned by Dhananjoy
Kumar Bera allowed as
common passage. *Arabi*

Particulars of various plots of lands owned by the
respective Owners herein are as below:

(1) ALL THAT piece and parcel of free hold Land
measuring about **8.0 Decimal** (Eight Decimal), be the
same a little more or less situate within Mouza –
Paikpari, under Kola-2 Gram Panchayat, Block-
Panskuar-II, J.L. No. 286, Khatian No. 470/1, Dag
No. 1810 and 1812 at Village – Sahapur, Post Office
& Police Station - Kolaghat, District – Purba
Medinipur, comprising of:

(a) **0.50 Decimal** in plot no. 1810, J.L. No. 286, Mouza-
Paikpari out of 1.50 Decimal which originally
belonged to and possessed by Sri Santanu Banerjee
son of Late Rajendra Nath Banerjee and Mrs. Hena
Banerjee, wife of Late Rajendra Nath Banerjee, under
R.S. Khatian No. 913 and L.R. Khatian No. 956 and

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sold, transferred and conveyed to **Dhananjoy Kumar Bera**, son of Late Sitaram Bera, the Owner 1 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15223 to 15235, Being No. 2636, for the Year 2015. Out of this 1.50 Decimal land 1.0 Decimal was transferred by Sri Dhananjoy Kumar Bera to the adjacent Building Project, Avanti Villa Apartments and the balance 0.50 Decimal is subject matter of the Agreement;

- (b) **2.50** Decimal land in the same plot no.1810, Mouza Paikpari, J.L. No.286 which originally belonged to and possessed by Sri Ajoy Kumar Banerjee, S/o Late Ramendra Nath Banerjee under R.S. Khatian No. 913, L.R. Khatian No.962 and New Khatian No.3477 and sold, transferred and conveyed to **Dhananjoy Kumar Bera**, son of Late Sitaram Bera the Owner 1 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 16832 to 16843, Being No. 2737 for the Year 2015 and is subject matter of the Agreement;

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- (c) 5.0 Decimal land in plot no.1812, Mouza Paikpari, J.L. No.286 out of which 2.50 decimal originally belonged to and possessed by Srimati Soma Mondal Patra W/o Sri Goutam Kumar Patra of Village-Kashigori, Post-Gopalnagar, P.S.-Kolaghat, Purba Medinipur-721130 under Khatian No.3576 and 2.50 decimal belonged to and possessed by Srimati Namita Mondal W/o Sri Dilip Mondal of Village-Chakdogachhia, Post-Sreebora, P.S. - Kolaghat, Purba Medinipur-721130 under Khatian No.3575. And the said Srimati Soma Mondal Patra and Srimati Namita Mondal, sold, transferred and conveyed the said landed property on plot No. 1812 measuring total about 5.00 Decimal to **Dhananjoy Kumar Bera**, son of Late Sitaram Bera the Owner 1 herein upon valuable consideration mentioned therein by way of a Joint Deed of Sale dated 24th April 2018 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2018, pages 17959 to 17974, Being No. 1215 for the Year 2018 and is subject matter of the Agreement;

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- (2) ALL THAT piece and parcel of free hold Land measuring about 12.0 Decimal (Twelve Decimal), be the same a little more or less situate within Mouza - Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 2553, Dag No. 1810 at Village - Sahapur, Post Office & Police

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Station - Kolaghat, District - Purba Medinipur,
comprising of:

- (a) 6.60 Decimal in plot no. 1810, J.L. No.286, Mouza-Paikpari, which originally belonged to and possessed by Sri Sanjoy Kumar Banerjee and Sri Moloy Kumar Banerjee both sons of Late Ramendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.962 and New Khatian No.3475 & 3476 respectively and sold, transferred and conveyed to **Suman Maji**, son of Sri Bangajiban Maji, the Owner 2 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 16870 to 16882, Being No. 2740, for the Year 2015. This 6.60 Decimal land and is subject matter of the Agreement;

- (b) 5.40 decimal out of 7.40 Decimal land in the same plot no.1810, Mouza Paikpari, J.L. No.286 which originally belonged to and possessed by Srimati Chitra Banerjee, W/o Late Ramendra Nath Banerjee and Srimati Seema Ghatak W/o Sri Madhab Ghatak and Sri Ajoy Kumar Banerjee son of Late Ramendra Nath Banerjee under R.S. Khatian No. 913, L.R. Khatian No.962 and New Khatian No.3474, 3478 and 3477 respectively and sold, transferred and conveyed

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to **Suman Maji**, son of Sri Bangajiban Maji the Owner 2 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 16883 to 16897, Being No. 2741 for the Year 2015. Out of this 7.40 Decimal land, 2.00 Decimal land in the southern portion of the plot no.1810 adjacent to plot no. 1812 is retained by Sri Suman Maji for his own purposes and the balance 5.40 Decimal land owned by Sri Suman Maji is subject matter of the Agreement;

- (3) ALL THAT piece and parcel of free hold Land measuring about **6.50 Decimal**, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4033, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.956 and sold, transferred and conveyed to **Sreerup Chattaraj**, son of Sri Shyamal Baran Chattaraj, the Owner 3 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015 which

Arati Mahapatra

Sreerup Chattaraj

Dhananjay Kar Bara

Suman Maji

*Sipra Bhowmik
Bhatap Saha.*

Suman Bara

*Sipra Bhowmik
Bhatap Saha.*

was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15249 to 15261, Being No. 2638, for the Year 2015 and is subject matter of the Agreement;

Arati Mahapatra

- (4) ALL THAT piece and parcel of free hold Land measuring about **6.00 Decimal**, out of 6.50 decimal be the same a little more or less situate within Mouza – Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. **4035**, Dag No. 1810 at Village – Sahapur, Post Office & Police Station - Kolaghat, District – Purba Medinipur; which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.956 and sold, transferred and conveyed to **Arindam Bera**, son of Sri Dhananjoy Kumar Bera, the Owner 4 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated **10th August 2015** which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15210 to 15222, Being No. 2635, for the Year 2015. Out of this 6.50 Decimal land, 0.50 Decimal land is retained by Mr. Arindam Bera for his own purposes and 6.00 Decimal land is subject matter of the Agreement;

Sreerup Chattaraj

Dhananjoy Kumar Bera

Suman Zangi

*Sipra Bhowmik
Pratap Bera.*

Sipra B.

Arindam Bera

(5) ALL THAT piece and parcel of free hold Land measuring about **2.00 Decimal**, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4034, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur; which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.969 & 956 and sold, transferred and conveyed to **Arati Mahapatra**, W/o Sri Pratul Kumar Mahapatra, the Owner 5 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated **10th August 2015** which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15236 to 15248, Being No. 2637, for the Year 2015 and is subject matter of the Agreement;

Arati Mahapatra

Sreenup Chatterjee

(6) ALL THAT piece and parcel of free hold Land measuring about **4.95 Decimal**, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4624, Dag No. 1811 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Srimati Namita Paul W/o Late

Dhananjay Kr. Bera

Suman Maji
Sipra Bhowmik
Pratap Bera

Sipra Bhowmik

Arindam Bera

Tarak Nath Paul of Village- Kola, Post & P.S.- Kolaghat, Dist.- Purba Medinipur, under R.S. Khatian No.116/3 & 699/1 and L.R. Khatian No.699 & 503/1 and sold, transferred and conveyed to **Pratap Bera**, son of Late Kishan Bera the Owner 6 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 8th November 2004 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, as Deed No. 2907 for the Year 2004 and is subject matter of the Agreement;

Amati Mahapatra

- (7) ALL THAT piece and parcel of free hold Land measuring about **3.30 Decimal**, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. **4605**, Dag No. **1811** at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Srimati Namita Paul W/o Late Tarak Nath Paul of Village- Kola, Post & P.S.-Kolaghat, Dist.- Purba Medinipur, under R.S. Khatian No.116/3 & 699/1 and L.R. Khatian No.699 & 503/1 and sold, transferred and conveyed to **Sipra Bhowmik**, w/o Dr. Anil Bhowmik, the Owner 7 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 8th November 2004 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, as the Deed No. 2908 for the Year 2004 and is subject matter of the Agreement;

Sreenup Chatteraj

Dhananjay K. Bera
Suman Maji
Sipra Bhowmik
Pratap Bera

Sipra Bhowmik

Anindam Bera

IN WITNESSES WHEREOF WE THE SAID "PRINCIPALS" have here unto Signed, Set and Subscribed our hands Seal, on this 07th Day of December 2020.

Drafted by me:

Drafted by:

Chinmoy Bhowmik

Chinmoy Bhowmik
Advocate

Enrolment No. WB/673/2003
Judges' Court, Purba Medinipur.

Dhananjay K. Bera

Suman Maji

Sreerup Chattaraj

Arindam Bera

Computer Typed by:

Avijit Jana
Avijit Jana,
Brindabanpur P.S.-Kolaghat,
Purba Medinipur

WITNESSES:

✓ *Anali Mahapatra*

Sipra Bhowmik
Pratap Bera.

1. *Jyanta Ghosh*
vill- Borisha.
2. *Kalpana Khatua (Jana)*
vill- Gopelnagar
3. *Avijit Jana*
Brindabanpur

This deed is executed in presence of 3 witnesses and completed by total 09 pages.



SRI ARINDAM BERA:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Arindam Bera



SRI DHANANJAY KUMAR BERA:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Dhananjay K. Bera

Dhananjay K. Bera



SRI SUMAN MAJI:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Suman Maji



SRI SREERUP CHATTARAJ:

Sreerup Chattaraj

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Sreerup Chattaraj

S. Prasad
M.



SRIMATI ARATI MAHAPATRA:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Arati Mahapatra



SRI PRATAP BERA

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Pratap Bera

Pratap Bera



SRIMATI SIPRA BHOWMIK:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Sipra Bhowmik



SRI AVIJIT JANA: (Identifier)

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					
R.H.F					

Avijit Jana

Sipra Bhowmik




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE D.S.R. - I PURBA MIDNAPORE, District Name :Purba Midnapore

Signature / LTI Sheet of Query No/Year 11018001626537/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dhananjay Kumar Bera Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134	Principal			 Dhananjay Mr. Bera 07/12/2020
2	Mr Suman Maji Paikpari, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134	Principal			 Suman Maji 07/12/2020
3	Mr Sreerup Chattaraj 58/23, Prince Anwar Shah Road Lake Gardens Lake, P.O:- Kolkata, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045	Principal			 Sreerup Chattaraj 7/12/20

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Arati Mahapatra Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN - 721134	Principal			Arati Mahapatra 07-12-20
5	Mr Pratap Bera Shiva Apartment Flat No 201, 53 Bansdrani, Governm, P.O:- Kolkata, P.S:- Sova Bazar Street, District:-Kolkata, West Bengal, India, PIN - 700070	Principal			Pratap Bera 07.12.2020
6	Mrs Sipra Bhowmik Goura, P.O:- Goura, P.S:- Daspur, District:- Paschim Midnapore, West Bengal, India, PIN - 721146	Principal			Sipra Bhowmik 7/12.2020
7	Mr Arindam Bera Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN - 721134	Represent ative of Attorney [Sova Real Estate Lip			Arindam Bera 07/12/2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Avijit Jana Son of Late Ranjit Jana Brindabanpur, P.O:- Mecheda, P.S:- Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN - 721137	Mr Dhananjoy Kumar Bera, Mr Suman Maji, Mr Sreerup Chattaraj, Mrs Arati Mahapatra Mr Pratap Bera, Mrs Sipra Bhowmik, Mr Arindam Bera			Avijit Jana 07-12-20


(Avijit Bera)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
PURBA MIDNAPORE
Purba Midnapore, West
Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

BRN: 19-202021-015869475-8
BRN Date: 07/12/2020 16:55:52
BRN: 0188626640616
SBI ePay txn No.: IGAJZQKCI9

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 07/12/2020 16:59:07
SBI ePay txn Date: 07/12/2020 16:57:21

DEPOSITOR'S DETAILS

Name: DHANANJOY KUMAR BERA Id No.: 8001626537/4/2020
Contact No. 9874721298
E-mail: sovarealestatelp@gmail.com Mobile No. +91 9564053320
Address: SAHAPUR KOLAGHAT 721134
User Type: Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	8001626537/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	14039
2	8001626537/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	1
			Total Amount	14040

In Words : Rupees Fourteen Thousand Forty Only.

865

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEGPB5827E



नाम /NAME

DHANANJOY KUMAR BERA

पिता का नाम /FATHER'S NAME

SITARAM BERA

जन्म तिथि /DATE OF BIRTH

29-03-1953

हस्ताक्षर /SIGNATURE

Dhananjoy Kr. Bera

K. Bera

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Dhananjoy Kr. Bera





सत्यमेव जयते

8615



आधार



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাতুক্তির আই ডি / Enrollment No.: 1190/23272/11821

To

ধনঞ্জয় কুমার বেরা

Dhananjoy Kumar Bera

S/O: Sitaram Bera

E/1 STAFF QUARTER OF CHEVIOT CO LTD 19

MEHATA ROAD

Budge Budge (M)

Budge Budge

Budge Budge - I South 24 Parganas

West Bengal 700137

22/11/2013

79418930



MN794169302FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9504 4130 6407

আধার - সাধারণ মানুষের অধিকার

Dhananjoy ko. Bera



ভারত সরকার

Government of India



ধনঞ্জয় কুমার বেরা

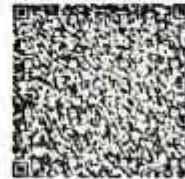
Dhananjoy Kumar Bera

পিতা : সীতারাম বেরা

Father : Sitaram Bera

জন্মতারিখ / DOB : 29/03/1953

পুরুষ / Male



9504 4130 6407

আধার - সাধারণ মানুষের অধিকার

865

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATAP BERA
KISHAN CHANDRA BERA
08/03/1964
Permanent Account Number
AHNPB3915H



Pratap Bera.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटारु :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Pratap Bera.

8665



~~भारत सरकार~~
~~GOVERNMENT OF INDIA~~



प्रताप बेरा
Pratap Bera
DOB: 08-08-1964
Gender: Male



3216 5231 2851

आधार - आम आदमी का अधिकार

Pratap Bera.



~~अभिलेखित~~ पहचान प्राधिकरण
~~UNIQUE IDENTIFICATION AUTHORITY OF INDIA~~

नाम: किशन चंद्र बेरा, शिवा
अपार्टमेंट, फ्लैट-201, 53, बंड्रनी
गवर्नमेंट कॉलोनी, कोल्कता, बंड्रनी,
बुडगे बुडगे - आई, साउथ 24
पारगनास, वेस्ट बंगाल, 700070

Address:
S/o: Kishan Chandra Bera, Shiva
Apartment, Flat-201, 53,
Bansdroni Government Colony,
Kolkata, Bansdroni. Budge Budge -
I, South 24 Parganas, West Bengal,
700070



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

8665 ✓




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARATI MAHAPATRA
SITARAM BERA

27/09/1959
Permanent Account Number
BHGPM1418J

Arati Mahapatra
Signature



12102010

इस कार्ड को खोने / धारण करके रखना सुरक्षित करें / लौटाने :
आयकर विभाग सेवा केंद्र, एन एस डी यू
तीसरी मंजिल, सफायर चैंबर,
नज्द बंदर टेलिफोन एक्सचेंज के नजदीक,
बंगलूर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bander Telephone Exchange,
Bangor, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tninfo@nsdl.co.in



Arati Mahapatra

8665



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: প্রতুল কুমার মহাপাত্র,
সাহাপুর, কোলাঘাট, পূর্ব
মেদিনীপুর, কোলাঘাট, পশ্চিম
বঙ্গ, 721134

Address:
W/O: Pratul Kumar Mahapatra,
Sahapur, Kolaghat, Purba
Medinipur, Kolaghat, West
Bengal, 721134

2343 5465 4601



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার
Government of India



আরতি মহাপাত্র
Arati Mahapatra
পিতা : সিতরাম বেরা
Father: Sitaram Bera
জন্মতারিখ / DOB : 27/09/1959
মহিলা / Female



2343 5465 4601

আধার - সাধারণ মানুষের অধিকার

UIDAI

UIDAI

Arati Mahapatra

5998

2

and see you / PERMANENT ACCOUNT NUMBER
 AC2PCT590C
 you NAME
 SHREERUP CHATTARAJ
 you or you / ADDRESS MAIL
 SHYAMAL BARAM CHATTARAJ
 you BORN DATE OF BIRTH
 28-11-1991
 COMMISSIONER OF INCOME TAX, W.B. - II
DR. Jitendra
 1000 2019, 10/1/11
Shreerup Chatteraj



you need to do / You will see your self with
 you and others of other / more see it
 you are more expect with it service,
 4/7
 what more,
 service - 700 000

In case this card is lost/damaged/invalid please
 do not use it.
 Joint Commissioner of Income Tax (Operations & Technology)
 P.O.
 Charanpur, Bhubaneswar
 Odisha - 751 001

S. Chattaraj

2

8665



ভারত সরকার

Unique Identification Authority of India
Government of India

স্মার্টকার্ড নং: B/Biommetr No.: 1040/20013/02129

শ্রী
শ্রীমতী সীতা
Smt. Sitam Chatterjee,
SAGS TAPATI BHAWAN PRINCE ANAND SIKHA
ROAD
Lala Gurdas S.O
Lala Gurdas Colony
New Bangal Road,
Kolkata



MIN18286522DF



আপনার আধার নম্বর/ Your Aadhaar No.:

4192 0783 6446

আধার - সর্বাধার মানুষের আধিকার



শ্রীমতী সীতা
Smt. Sitam Chatterjee
পত্নী : শ্রীমতী সীতা চট্টোপাধ্যায়
পিতা : শ্রীমান, শ্রীমান চট্টোপাধ্যায়
মহালা / বাড়ি নং : 1181
পল্লী / গ্রাম

স্মার্ট কার্ড
GOVERNMENT OF INDIA

4192 0783 6446



আধার - সর্বাধার মানুষের আধিকার



স্মার্ট

- স্মার্ট কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।
- স্মার্ট কার্ডের মাধ্যমে আধার কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- স্মার্ট কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।
- স্মার্ট কার্ডের মাধ্যমে আধার কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in India.



ভারত সরকার
স্মার্ট কার্ডের মাধ্যমে আধার কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।

শ্রীমতী সীতা
Smt. Sitam Chatterjee
পত্নী : শ্রীমতী সীতা চট্টোপাধ্যায়
পিতা : শ্রীমান, শ্রীমান চট্টোপাধ্যায়
মহালা / বাড়ি নং : 1181
পল্লী / গ্রাম

স্মার্ট কার্ডের মাধ্যমে আধার কার্ডের সাথে সংশ্লিষ্ট স্মার্ট কার্ড।

S. Chatterjee

8665

आयकर विभाग
INCOME TAX DEPARTMENT
SIPRA BHOWMIK
RAMKRISHNA GUCHHAIT
01/06/1968
Permanent Account Number
BBFPB6358F
Sipra Bhowmik
Signature

भारत सरकार
GOVT. OF INDIA



Sipra Bhowmik



8665

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1058/10017/17326

To
 Sipra Bhowmik Bhunia
 পিত্রা বৌমিক বুনীয়া
 W/O: Anil Kumar Bhowmik Bhunia
 GOURA
 Garuma
 Gaura, Paschim Medinipur
 West Bengal - 721148

25/11/2015



KH587055635FT
58705563



আপনার আধার সংখ্যা / Your Aadhaar No. :

4384 7095 4600

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

পিত্রা বৌমিক বুনীয়া
 Sipra Bhowmik Bhunia

জন্মতারিখ / DOB: 01/06/1968
 লিঙ্গ / Female

4384 7095 4600

আধার - সাধারণ মানুষের অধিকার



Sipra Bhowmik

8665



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMAN MAJI
BANGAJIBAN MAJI
22/04/1977

Payment Account Number
ADSPM4638F

Suman Maji



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

हम कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTIISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Suman Maji

-8665

ভারত সরকার
Government of India



সুরান মাজী
SURAN MAJI
পিতা: বঙ্গাজিবন মাজী
Father: BANGAJIBAN MAJI

জন্মতারিখ / DOB: 22/04/1977
সুন্দর / Male

7389 8011 0722



আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India



ঠিকানা: পাবনা, পাবনা জেলা, কোলাগাট
কোলাগাট, পূর্ব মেদিনীপুর
গণ্ডার বন্দ,

Address: FAJKPARI,
Kolaghat, Purba Medinipur,
Kolaghat, West Bengal,
721134

7389 8011 0722

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Suran Maji

8665 ✓

आयकर विभाग

INCOME TAX DEPARTMENT

ARINDAM BERA

DHANANJOY KUMAR BERA

15/06/1984

Permanent Account Number

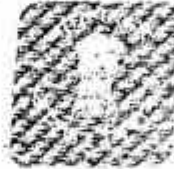
BHFPB8553A

Arindam Bera

Signature



भारत सरकार
GOVT. OF INDIA



23112011

Arindam Bera



2665



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 2189/44849/00001

Download Date: 18/09/2018

To
অরিন্দম বেরা
Arindam Bera
S/O Dhananjay Kumar Bera
Sahapur, Paikpari
Kolaghat
Kolaghat
Purba Medinipur West Bengal - 721134
9432955587



QR Code with Photograph

Generation Date: 18/11/2018

আপনার আধার সংখ্যা / Your Aadhaar No. :

6674 5180 9294

VID : 9128 1169 6263 6203

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরিন্দম বেরা
Arindam Bera
জন্মতারিখ/DOB: 15/06/1984
পুরুষ/ MALE



6674 5180 9294

VID : 9128 1169 6263 6203

আমার আধার, আমার পরিচয়



Government of India

AADHAAR

জ্ঞাত্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O Dhananjay Kumar Bera, Sahapur, Paikpari,
Kolaghat, Purba Medinipur,
পশ্চিম বঙ্গ - 721134

Address:
S/O Dhananjay Kumar Bera, Sahapur,
Paikpari, Kolaghat, Purba Medinipur,
West Bengal - 721134



QR Code with Photograph

6674 5180 9294

VID : 9128 1169 6263 6203

Arindam Bera



ভারত সরকার
Government of India

অভিযুক্ত জানা
Avijit Jana

8665



জন্ম তারিখ / DOB: 02/01/1980
লিঙ্গ / Male



2780 9356 2581

- সাধারণ মানুষের অধিকার



আধার
ঠিকানা: গ্রন্থপুত্র: রঞ্জিত জানা
মেচুদা, হাকোলা, হাকোলা, মেচুদা
পূর্ব মেদিনীপুর, পশ্চিম বঙ্গ

ভারতীয় বিশিষ্ট পরিচয় প্রদানকারী
Unique Identification Authority of India

Address: S/O: Ranjit Jana,
Mecheda, Hakola, Hakola,
Purba Medinipur, Mechada,
West Bengal, 721117

2780 9356 2581

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Avijit Jana



Major Information of the Deed

Deed No :	I-1101-08665/2020	Date of Registration	08/12/2020
Query No / Year	1101-8001626537/2020	Office where deed is registered	
Query Date	07/12/2020 3:39:53 PM	1101-8001626537/2020	
Applicant Name, Address & Other Details	Avijit Jana Brindabanpur, Thana : Kolaghat, District : Purba Midnapore, WEST BENGAL, Mobile No. : 9153621094, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]		
Set Forth value	Market Value		
Rs. 21,000/-	Rs. 1,89,56,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51/- (Article:48(g))	Rs. 14,039/- (Article:E, B, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 110108578/2020		

Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-II, Mouza: Paikpari, Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1810		Bastu	Bastu	29.5 Dec	10,000/-	1,30,81,185/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1812		Bastu	Bastu	5 Dec	10,000/-	22,17,150/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-1811		Bastu	Bastu	8.25 Dec	1,000/-	36,58,297/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			42.75Dec	21,000 /-	189,56,632 /-	
		Grand Total :			42.75Dec	21,000 /-	189,56,632 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Dhananjay Kumar Bera (Presentant) Son of Late Sitaram Bera Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7E, Aadhaar No: 95xxxxxxxx6407, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>
2	<p>Mr Suman Maji Son of Mr Bangajiban Maji Paikpari, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8F, Aadhaar No: 73xxxxxxxx0722, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>
3	<p>Mr Sreerup Chattaraj Son of Mr Shyamal Baran Chattaraj 58/23, Prince Anwar Shah Road Lake Gardens Lake, P.O:- Kolkata, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx0C, Aadhaar No: 41xxxxxxxx6446, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>
4	<p>Mrs Arati Mahapatra Wife of Mr Pratul Kumar Mahapatra Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx8J, Aadhaar No: 23xxxxxxxx4601, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>
5	<p>Mr Pratap Bera Son of Mr Kishan Chandra Bera Shiva Apartment Flat No 201, 53 Bansdroni, Governm, P.O:- Kolkata, P.S:- Sova Bazar Street, District:-Kolkata, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5H, Aadhaar No: 32xxxxxxxx2851, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>
6	<p>Mrs Sipra Bhowmik Wife of Dr Anil Kumar Bhowmik Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx8F, Aadhaar No: 43xxxxxxxx4600, Status :Individual, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sova Real Estate Llp Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 , PAN No.:: ACxxxxxx5K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name,Address,Photo,Finger print and Signature

1 Mr Arindam Bera

Son of Mr Dhananjoy Bera Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : Sova Real Estate Llp (as developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Jana Son of Late Ranjit Jana Brindabanpur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137			

Identifier Of Mr Dhananjoy Kumar Bera, Mr Suman Maji, Mr Sreerup Chattaraj, Mrs Arati Mahapatra, Mr Pratap Bera, Mrs Sipra Bhowmik, Mr Arindam Bera

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Llp-4.21429 Dec
2	Mr Suman Maji	Sova Real Estate Llp-4.21429 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Llp-4.21429 Dec
4		Sova Real Estate Llp-4.21429 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Llp-4.21429 Dec
6	Mr Pratap Bera	Sova Real Estate Llp-4.21429 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Llp-4.21429 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Llp-0.714286 Dec
2	Mr Suman Maji	Sova Real Estate Llp-0.714286 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Llp-0.714286 Dec
4		Sova Real Estate Llp-0.714286 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Llp-0.714286 Dec
6	Mr Pratap Bera	Sova Real Estate Llp-0.714286 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Llp-0.714286 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Llp-1.17857 Dec
2	Mr Suman Maji	Sova Real Estate Llp-1.17857 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Llp-1.17857 Dec
4		Sova Real Estate Llp-1.17857 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Llp-1.17857 Dec
6	Mr Pratap Bera	Sova Real Estate Llp-1.17857 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Llp-1.17857 Dec

Endorsement For Deed Number : I - 110108665 / 2020

On 07-12-2020

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

Presented for registration at 16:30 hrs on 07-12-2020, at the Private residence by Mr Dhananjay Kumar Bera , 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 1,89,56,632/-

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

Execution is admitted on 07/12/2020 by 1. Mr Dhananjay Kumar Bera, Son of Late Sitaram Bera, Sahapur, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 2. Mr Suman Maji, Son of Mr Bangajiban Maji, Paikpari, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 3. Mr Sreerup Chattaraj, Son of Mr Shyamal Baran Chattaraj, 58/23, Prince Anwar Shah Road Lake Gardens Lake, P.O: Kolkata, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service, 4. Mrs Arati Mahapatra, Wife of Mr Pratul Kumar Mahapatra, Sahapur, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 5. Mr Pratap Bera, Son of Mr Kishan Chandra Bera, Shiva Apartment Flat No 201, 53 Bansdroni, Governm, P.O: Kolkata, Thana: Sova Bazar Street, , Kolkata, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Mrs Sipra Bhowmik, Wife of Dr Anil Kumar Bhowmik, Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others

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

Execution is admitted on 07-12-2020 by Mr Arindam Bera, developer, Sova Real Estate Llp, Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Indetified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others



Abhijit Bera

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA
MIDNAPORE
Purba Midnapore, West Bengal

On 08-12-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,039/- (B = Rs 14,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,039/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2020 4:59PM with Govt. Ref. No: 192020210158694758 on 07-12-2020, Amount Rs: 14,039/-, Bank: SBI EPay (SBIEPay), Ref. No. 0188626640616 on 07-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 575, Amount: Rs.50/-, Date of Purchase: 07/12/2020, Vendor name: Amirul Rahaman Khan

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2020 4:59PM with Govt. Ref. No: 192020210158694758 on 07-12-2020, Amount Rs: 1/-, Bank: SBI EPay (SBIPay), Ref. No. 0188626640616 on 07-12-2020, Head of Account 0030-02-103-003-02



Abhijit Bera
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA
MIDNAPORE
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1101-2020, Page from 186530 to 186586
being No 110108665 for the year 2020.



Digitally signed by ABHIJIT BERA
Date: 2020.12.08 16:09:14 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 2020/12/08 04:09:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA MIDNAPORE
West Bengal.

(This document is digitally signed.)